BOOK 5263 PAGE 310

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian B. Evans (NAME)	Fidelity Federal Savings & Loan Association (NAME)	117-5-161
3424 Valley Brook Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-31225
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantee to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4888, page 1, Register's Office for Davidson County, Tennessee, to secure a promissory note in the original principal amount of $70,000.00 and made payable to Fidelity Federal Savings & Loan Association of Nashville, Tennessee,

we, Robert S. Francis and wife, Sharron H. Francis,
have bargained and sold, and by these presents do transfer and convey unto the said Lillian B. Evans, a widow, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 6 and 7 of Block No. 6 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, and described as follows:

BEGINNING on the southerly margin of Woodmont Avenue at the corner of Lots Nos. 7 and 8; thence with said Avenue, westwardly 259.9 feet to the beginning of a curve; thence around said curve, southwestwardly 55 feet to the easterly margin of Valley Brook Road; thence with said Road, southwardly 362.2 feet to the northwest corner of Lot No. 5; thence with the northerly line of Lot No. 5, northeastwardly 152.6 feet to the southwest corner of Lot No. 7; thence eastwardly 205.9 feet, in all 358.5 feet to the common corner of Lots Nos. 5, 7, 9 and 10; thence with the westerly line of Lots Nos. 9 and 8, northwardly 311 feet, more or less, to the beginning.

BEING the same property conveyed to Robert S. Francis and wife, Sharron H. Francis by deed from Charlotte A. Williams, as surviving tenant by the entireties, of record in Book 4887, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be assumed by Grantee.
(2) The Plan of record in Book 974, page 29, said Register's Office, shows the following: Lot No. 6 - a 60-foot minimum building setback

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 17th day of March 19 78

Affiant

My commission expires: My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

RECORD. JR. 3 ... COUNTY, GEORGIA

line from Valley Brook Road and a 40-foot minimum building setback line from Woodmont Avenue; and Lot No. 7 - a 75-foot minimum building setback line from Woodmont Avenue.
(3) Easement and rights-of-way as set out in an instrument of record in Book 1049, page 28, Register's Office for Davidson County, Tennessee, as follows: "Easement and rights-of-way five feet wide are reserved over the rear or side of each lot, and also over strips of land indicated as easements on the recorded plat, for poles, wires, conduits, to be used for lighting, telephone and other public utility purposes and for sewers and pipe lines of various kinds. Easement shall not be used for driveways or alley purposes by other than owner of each lot."
(4) Deed of Trust of record in Book 4888, page 1, said Register's Office, dated February 6, 1975, to secure to Fidelity Federal Savings & Loan Association, an indebtedness in the amount of $70,000.00.

MAR 17 80	CONV	90,000.00			
MAR 17 80	CONV	25,000.00			
MAR 17 80	S'TAX		B* 239.00		
MAR 17 80	PR'FEE		B* .50		
MAR 17 80	W'DEED		B* 6.00	*	305.50

unimproved ( )
This is improved XX property, known as 3424 Valley Brook Road, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lillian B. Evans, a widow, her *heirs and assigns, forever.*

And we *do covenant with the said* Lillian B. Evans, a widow, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as noted above.

And we, Robert S. Francis and wife, Sharron H. Francis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lillian B. Evans, a widow, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17th *day of* March, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Robert S. Francis, Jr.
ROBERT S. FRANCIS
/s/ Sharron H. Francis
SHARRON H. FRANCIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Robert S. Francis and wife, Sharron H. Francis

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* March, *19* 78.

Notary Public.

Commission Expires My Commission Expires August 15, 1979

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

E5519 2 T IDENTIF. REFERENCE
MAR 17 12 45 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.