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560622-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Donald R. Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 1978.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Was Prepared By
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Bain, (NAME)	Fidelity Federal Savings & Loan (NAME)	162·5
416 Ocala Court North (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 227
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	28

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry D. Holton and wife, Trelawney R. Holton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Bain, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 91 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, page 86, said Register's Office.

Said Lot No. 91 fronts 75.0 feet on the westerly side of Ocala Court North and runs back 186.38 feet on the southerly line and 176.73 feet on the northerly line to a line in the rear which measures 93.10 feet thereon.

Being the same property conveyed to Larry D. Holton and wife, Trelawney R. Holton by deed from Randall Phillips Builders, Inc., of record in Book 4738, page 615, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 416 Ocala Court North (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of March, 19 78

Larry D. Holton

Trelawney R. Holton

Larry D. Holton

Trelawney R. Holton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Larry D. Holton and wife, Trelawney R. Holton

the bargainor 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 20th day of March 19 78

Commission expires [illegible] 1979

Gail Amonette
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

560622-0

WARRANTY DEED

FROM

Larry D. Holton and wife, Trelawney R. Holton

TO

Donald R. Bain, unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 5 5 5 6 2

IDENTIF. REFERENCE

MAR 20 2 54 PM '78

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 20 78	CONV	40,000.00			
MAR 20 78	S'TAX		B*	104.00	
MAR 20 78	PR'FEE		B*	.50	
MAR 20 78	W'DEED		B*	4.00	* 108.50