PREPARED BY: Jon Schleuter
Tyler, Schleuter, Hostetter & Hibbett
24th Floor First American Center
mail

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WARRANTY DEED

1307 Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. & Linda I. Erwin	Fidelity Federal Savings & Loan	105-8
(NAME)	(NAME)	
1307 Lewis Street	401 Union Street	42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.	Nashville, TN.	15W-325
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND ($3,000.00) and NO/100 DOLLARS, cash, the receipt of which is hereby acknowledged, and for the balance, the Grantees have delivered to the Grantors their promissory note of even date in the principal amount of Eleven Thousand Seven Hundred Thirty-Six and 58/100 ($11,736.58) Dollars and do further agree and promise to assume and to pay the unpaid principal balance of approximately $30,263.42 and all interest due on a promissory note held by Fidelity Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 5238, Page 639, R.O.D.C.

The Grantors, First American National Bank in Nashville and Dan Herbert Jordan, Trustees

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, David M. Erwin, and wife, Linda I. Erwin, their successors, assigns and heirs as follows

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots 4 and 6 and all of Lot 5 on the Plan of the Subdivision of D. F. Wilkin's Lands in the Old Ninth Civil District of Davidson County, now in the City of Nashville, all of record in Book 57, page 113, said Register's Office, and further described according to a survey made by James L. Murphy, Jr. & Company, dated December 28, 1977, as follows:

Said Lots and part of said lots adjoin and front together 42.0 feet on the westerly side of Lewis Street and runs back between parallel lines 125.0 feet to a line in the rear which measures 42.0 feet thereon.

Being the same property conveyed to First American National Bank in Nashville and Dan Herbert Jordan, Trustees by deed from J. W. Cross, III and wife, Caroline J. Cross of record in Book 4375, page 583, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 21st day of March 19 78

Affiant David M. Erwin

My commission expires: 3-1-80 (Affix Seal)

Notary Public Thomas H. Schleuter

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( ) This is improved (X) property, known as 1307 Lewis Street, Nashville, TN. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees and their

(successors), heirs and assigns forever. Grantors *covenant that* they are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for Deed of Trust of record in Book 5238, Page 639, R.O.D.C.

Grantors *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, David M. Erwin and wife, Linda I. Erwin, and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21st day of March 1978, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* As Trustee and not otherwise

First American National Bank Co-Trs
JW Cross, III
VP & Asst Sec

Dan Herbert Jordan, Trustee in his capacity as Trustee and not otherwise

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Samuel G. Robertson, III, a Notary Public in and for said County and State, Dan Herbert Jordan, Trustee

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

Witness my hand and official seal at Nashville, Tennessee. this 21st day of March, 1978

Commission expires January 12, 1981.

Samuel G. Robertson, III
Notary Public

SAMUEL G. ROBERTSON, III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Samuel G. Robertson, III, a Notary Public of the State and County aforesaid, personally appeared B. L. Andrews with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President & Trust Officer of the FIRST AMERICAN NATIONAL BANK in Nashville, Trustee the within named bargainor, a corporation, and that he as such Vice-President & Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President & Trust Officer.

Witness my hand and seal, at office in Nashville this 21st day of March, 19 78

Commission expires January 12, 1981

Samuel G. Robertson, III
Notary Public

SAMUEL G. ROBERTSON, III NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
First American National Bank
of Nashville & Dan Herbert Jordan,
Trustees TO
David M. Erwin and wife, Linda
I. Erwin

MAR 22 78 CONV 45,000.00
MAR 22 78 S'TAX 117.00
MAR 22 78 PR'FEE .50
MAR 22 78 M'DEED 4.00 * 121.50

E 55922

IDENTIF. REFERENCE

MAR 22 3 42 PM '78

FELIX 7 KELLOM REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238