FORM NO. WD-1

BOOK 5271 PAGE 497

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 1978.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, 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
Ricky Edwin West, Unmarried (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 53-3
1304 Elliston Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 114
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D-41305

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, EDITH HUSTIN, JAMES BROWN AND NORENE PRATHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY EDWIN WEST

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. 114 on the Plan of Village of Old Hickory Subdivision, Section "C", of record in Book 1424, page 66, said Register's Office.

Said Lot No. 114 fronts 57.0 feet on the westerly side of Elliston Street and runs back 59.3 feet on the southerly line and 59.1 feet on the northerly line to a line in the rear which measures 57.0 feet thereon.

Being the same property conveyed to Newton M. Brown and Mattie Mae Brown, a life estate for and during their natural lives and until the death, of the last surviving life tenant with a remainder over to Edith Hustin, James Brown and Norene Prather, as joint tenants with a right of survivorship by deed from Willie B. Hager and wife, Ida B. Hager of record in Book 4569, page 432, Register's Office for Davidson County, Tennessee, the said Newton M. Brown having since died the property became vested in Mattie Mae Brown as the surviving life tenant the said Mattie Mae Brown having since died the property is now vested in Edith Hustin, James Brown, and Norene Prather as joint tenants with a right of survivorship.

This is ( ) unimproved (X) improved property, known as 1304 Elliston Street, Old Hickory, Tennessee 37138
(House Number) (Street) (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 7th day of April, 19 78

Edith Hustin By: Edith Hustin
Norene Prather Attorney in Fact

James Brown By: James Brown
Norene Prather Attorney in fact

Norene Prather

STATE OF TENNESSEE
Davidson County

BOOK 5271 PAGE 498

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norene Prather

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 19 78.

Commission expires My Commission Expires APRIL 27, 1980

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7 day of April, 1978, before me personally appeared Norene Prather, to me known to be the person who executed the foregoing instrument in behalf of Edith Hustin and James Brown, and acknowledged that she executed the same as the free act and deed of said Edith Hustin and James Brown.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of April, 1978.

My Commission expires: My Commission Expires APRIL 27, 1980 Notary Public

560637-4

WARRANTY DEED

FROM

Edith Hustin, James Brown and

Norene Prather

TO

Ricky Edwin West, Unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

F 5 8 9 3 1

IDENTIF. REFERENCE

APR 10 2 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 10 78	CONV	23,500.00			
APR 10 78	S'TAX		B*	61.10	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	4.00	* 65.60