BOOK 5274 PAGE 786

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18747.06

Annie Scales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: 1-3-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Lance & Associates (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	13DA-67480
2704 12th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	80-12-101
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

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, ANNIE SCALES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT F. LANCE & ASSOCIATES, INC.

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:

BEING Lot No. 38 on the Plan of Bordeaux Hills Addition of record in Book 4460, page 9, said Register's Office, to which plan reference is here made for a complete legal description.

BEING the same property conveyed to Annie Scales by deed from Robert F. Lance & Associates, Inc. of record in Book 5242, page 530, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4495, page 359, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid principal balance owing on a certain note executed by the Grantor herein to Fidelity Federal Savings & Loan ASsociation in the original principal amount of $19,650.00 of record in Book 4683, page 77, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3205 Leawood Drive, Nashville, TN
(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 my hand this 18th day of April, 1978

ANNIE SCALES Annie Scales

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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 Annie Scales, 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 12th day of April, 1978.

Commission expires 11-7-79

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

WARRANTY DEED

FROM

ANNIE SCALES

TO

ROBERT F. LANCE & ASSOCIATES, INC.

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IDENTIF. REFERENCE

APR 18 3 31 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 78	CONV	18,747.46			
APR 18 78	S'TAX		B*	48.62	
APR 18 78	PR'FEE		B*	.50	
APR 18 78	W'DEED		B*	4.00	* 53.12

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.