FORM NO. WD-1

BOOK 5280 PAGE 689

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Donald Ringler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 78

Betty G. Thomas
Notary Public

MY COMMISSION EXPIRES: 8/15/78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Atty., 20th Fl.-First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Ringler (NAME)	Fidelity Federal SAvings & Loan (NAME)	Map 136-3
3868 Lakeaire Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	Par. 21
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D 55360

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, JIMMY HUGH WYATT and wife, JANETTE A. WYATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD E. RINGLER and wife, MARTHA A. RINGLER

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. 96 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.

SAID Lot No. 96 fronts 78 feet on the northerly margin of Lake Aire Drive and extends back 160 feet on the westerly line and 122.18 feet on the easterly line, to a line on the rear which is a broken line on which it measures 115.92 feet.

BEING the same property conveyed to Jimmy Hugh Wyatt and wife, Janette A. Wyatt, by deed from William A. King and wife, Jo Ann King, of record in Book 4811, page 758, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this proerpty is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to John W. Murphree Co. of record in Book 4811, page 760, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3868 Lake Aire Drive, Nashville, Tennessee 37217
(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 hands this 29th day of April, 19 78

JIMMY HUGH WYATT

JANETTE A. WYATT

STATE OF TENNESSEE
Davidson County

BOOK 5280 PAGE 690

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Jimmy Hugh Wyatt and wife, Janette A. Wyatt

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 29th day of April 19 78

Commission expires 8/15/79

Betty G. Ehrman
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Jimmy Hugh Wyatt and wife,
Janette A. Wyatt

TO
Donald E. RIngler and wife,
Martha A. Ringler

Please record and file in Box "7"

E 63185

IDENTIF. REFERENCE

MAY 3 1 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-3'78	CONV	54,900.00			
MAY-3'78	S'TAX		B*	142.74	
MAY-3'78	PR'FEE		B*	.50	
MAY-3'78	W'DEED		B*	4.00	* 147.24