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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39000.00

Nicanor F. Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 78.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicanor F. Perez et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	104-16
1513 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 348
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Dan Wetzel and wife, Gail Wetzel, and David S. Gary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicanor F. Perez and wife, Dolly Anne Perez

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 the easterly half of Lot No. 33 of the Belmont land Company's Plan called Belmont Heights, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Dan Wetzel and wife, Gail Wetzel and David S. Gary by deed from Richard E. Zaita, unmarried, of record in Book 5246, page 709, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1513 Ashwood Avenue Nashville 37212
(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 2nd day of May, 1978

Dan Wetzel — Gail Wetzel — David S. Gary

Dan Wetzel — Gail Wetzel — David S. Gary

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Wetzel and wife, Gail Wetzel and David S. Gary

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 2nd day of May 1978

Commission expires My Commission Expires June 22, 1980

Brenda J. Tidwell
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

11276-9

WARRANTY DEED

FROM
Dan Wetzel and wife, Gail Wetzel and David S. Gary

TO
Nicanor F. Perez and wife, Dolly Anne Perez

MAY 78 78 78 78 S'TAX CONV
MAY 78 PR'FEE
MAY 78 W'DEED

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

E 63301

IDENTIF. REFERENCE

MAY 3 3 15 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

39,000.00

B* 101.40
B* .50
B* 4.00 * 105.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.