Form No. WD-1

BOOK 5301 PAGE 822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 78

Notary Public

MY COMMISSION EXPIRES: 2-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Tubbs (NAME)	Fidelity Federal Savings & Loan (NAME)	8D 08356
212 Forrest Valley Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	114-14
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nasvhille, TN 37219 (CITY) (STATE) (ZIP)	13

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, Marshall David Harding and wife Donna R. Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Tubbs and wife, Annemarie S. Tubbs

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. 43 on the Plan of Thousand Oaks Estates, of record in Book 3700, page 82 Register's Office for said County.
SAID Lot No. 43 fronts 43.96 feet on the easterly side of Forrest Valley Circle and extends back 328.01 feet on the northeasterly line and 282.91 feet on the southerly line to a dead line measuring 265.08 feet thereon.

Being the same property conveyed to Marshall David Harding and wife, Donna R. Harding, by deed from William M. Puckett and wife, Lois W. Puckett, of record in Book 4992, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. 1978 taxes to be prorated and assumed
2. All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights of parties in possession, dependent upon a correct survey for determination.
3. Deed of trust executed by Marshall David Harding and wife , Donna R. Harding, to Vaden Lackey, Jr., Trustee, of record in Book 4992, page 321, said Registers Office, to secure to Fidelity Federal Savings and Loan Association, an indebtendess in the amount of $39,600.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest & service fee.
4. Restrictive covenants of record in Book 4056, page 371, Register's Office for Davidson County, Tennessee.

(continued)

unimproved ( )
This is improved (X) property, known as 212 Forrest Valley Circle (House Number) (Street) Nashville, TN 37209 (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 9th day of June, 19 78

Marshall David Harding

Donna R. Harding

STATE OF TENNESSEE
Davidson County

BOOK 5301 PAGE 823

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall David Harding and wife Donna R. Harding

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 9th day of June, 1978

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM
Marshall David Harding

TO
Michael L. Tubbs

E 72566

IDENTIF. REFERENCE

JUN 22 9 06 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

continued from reverse side:

5. The Plan of record in Book 3700, page 82, said Register's Office, shows an Owner's Certificate, a 150 foot minimum building setback line from Forrest Valley Circle and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

JUN22 78	CONV	57,500.00			
JUN22 78	S'TAX		B*	149.50	
JUN22 78	PR'FEE		B*	.50	
JUN22 78	W'DEED		B*	4.00	* 154.00