BOOK 5309 PAGE 220 511279-2

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barbara E. O'Conner	Fidelity Federal S & L Assn.	24W-12550
(NAME)	(NAME)	117-4-70 1/2 JV
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of --TEN AND 00/100 (10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, JOHN C. HOFSTETTER and wife, CARLEEN McMURTRY HOFSTETTER,

JUL 10 80	CONV	42,500.00		
JUL 10 80	S'TAX		B* 110.50	
JUL 10 80	PR'FEE		B* .50	
JUL 10 80	W'DEED		B* 4.00	* 115.00

have bargained and sold, and by these presents do transfer and convey unto the said BARBARA E. O'CONNER, unmarried,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Easterly

Being part of Lot No. 259 on Belmont Land Company's Plan called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 259 fronts 50 feet on the southerly side of Sweebrier Avenue West, and extends back between parallel lines 175 feet to a line in the rear, on which it measures 50 feet.

Being part of the same property conveyed to John C. Hofstetter, et ux, by deed from George H. McMurtry and wife, Katie Horn McMurtry, of record in Book 1782, Page 295, Register's Office for said County.

Easement of record in Book 2096, Page 392, said Register's Office.

Grantee assumes and agrees to pay 1978 taxes, which have been pro rated as of date of this deed.

unimproved ( )
This is improved (X) property, known as 1719 Sweetbrier Avenue
(House Number) (Street)
Nashville, TN 37212
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 7th day of July, 19 78.

x John C. Hofstetter

Carleen McMurtry Hofstetter

Carleen McMurtry Hofstetter

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named John C. Hofstetter and Carleen McMurtry Hofstetter,

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 7th day of July, 19 78.

My commission expires 10-18-81 Notary Public Eunice Miller

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara E. O'Conner

Sworn to and subscribed before me
this 7th day of July, 19 78.

My commission expires 3-30- Notary Public Judy S Weeks

This instrument was prepared by:

Name	Address
O. B. Hofstetter, Jr., Attorney	Home Federal Tower, 8th Floor Nashville, TN 37219

WARRANTY DEED

FROM

JOHN C. HOFSTETTER, ET UX,

CARLEEN McMURTRY HOFSTETTER

TO

BARBARA E. O'CONNER

E 7578 1

IDENTIFICATION REFERENCE

JUL 10 2 50 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE