WARRANTY DEED

Return to Home Federal
600,737-8

BOOK 5312 PAGE 152

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,950.00

Allen D. Frady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 77

Notary Public

MY COMMISSION EXPIRES: 10-21-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Atty., 622 J.C. Bradford Bldg.,Nashville, Tn.37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen D. Frady (NAME)	SEND TAX BILLS TO: (NAME) FEDERAL SAVINGS & LOAN ASSN.	162-13
420 Cedarmont (STREET ADDRESS OR ROUTE NUMBER)	250 4th AVENUE NORTH (STREET ADDRESS)	Par 129 Tax
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENN. 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, SUN BUILDING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen D. Frady

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. 50 on the Plan of Monte Carlo Estates, Section two-A of Record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

BEING part of the same property conveyed to Sun Building Corporation by deed from G C & W Enterprises, Inc., of record in Book 5104, page 386, said Register's Office.

This is unimproved ( ) improved (X) property, known as 420 Cedarmont Dr., Nashville, Tn. 37211
(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 14th day of December, 19 77

Sun Building Corporation

by:

BOOK 5312 PAGE 153

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, Theodore E. Carver, a Notary Public within and for the State and County aforesaid, personally appeared Rodney D. Simmons, with whom I am personally acquainted and who upon ~~his oath / their several oaths~~ acknowledged ~~himself / themselves~~ to be the President and ~~/~~ respectively of the Sun Building Corporation the within named bargainor, a corporation, and that ~~he / they~~ as such President 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 President ~~/~~ and attesting the same by the said ~~/~~ as such ~~/~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 14 day of July, 19 78.

My commission expires 10-31-79

Theodore E. Carver
Notary Public

E 7.7.1.6.4

IDENTIF. REFERENCE

JUL 17 3 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 17 78	CONV	57,950.00			
JUL 17 78	S'TAX		B*	150.54	
JUL 17 78	PR'FEE		B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 155.04

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York