BOOK 5314 PAGE 26

WARRANTY DEED

This instrument prepared by:
Robert P. Ziegler, Attorney
1200 Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joy Falk (NAME)	Fidelity Federal Savings & Loan (NAME)	
1476 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	104-16
Nashville, Tenn 37215 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37219 (CITY) (ZONE) (STATE)	254

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantee, the receipt of which is acknowledged, and the assumption by the grantee herein of the unpaid principal balance of a certain note secured by a Deed of Trust of record in Book 3809, page 641, Register's Office for Davidson County, Tennessee.

We, Claude G. Southall and wife, Betty R. Southall,

have this day bargained and sold, and do hereby transfer and convey unto the said Joy Falk

her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly half of Lot No. 226 on the Plan of Belmont Land Company's Property, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 226 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Claude G. Southall and wife, Betty R. Southall, by deed from A. C. Oakley and Forrest Oakley, of record in Book 3815, page 249, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 20th day of July 19 78

Affiant Joy Hume Falk

My commission expires: 3-1-80 (Affix Seal)

Notary Public Kay E. Larkin

~~Unimproved~~ This is improved (X) property, known as 1809 Beechwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joy Falk

her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as stated herein.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joy Falk

Her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 19th day of July 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claude G. Southall

Betty R. Southall

BOOK 5314 PAGE 27

BOOK 5314 PAGE 27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Claude G. Southall and wife, Betty R. Southall

the within named 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* 19th *day of* July, *19* 78

Ray E. Thornton
Notary Public

Commission expires 3-1-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____

_____
Notary Public

Commission expires _____

JUL 20 78	CONV	15,000.00			
JUL 20 78	S'TAX		B*	39.00	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 43.50

WARRANTY DEED

FROM
Claude G. Southall, et ux

TO
Joy Falk

Ray Thornton Co
1013 E. Bradford Bldg
Nashville, Tennessee

E 7 8 0 0 8

IDENTIF. REFERENCE

JUL 20 3 12 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE