BOOK 5320 PAGE 685

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 78

Notary Public

MY COMMISSION EXPIRES: 7-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Fraser et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	117-7-23
1902 Lombardy Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

Loan #111662-4

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, Paul Bergen and wife Mary Ann Bergen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Fraser and wife Elouise Renich Fraser

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. 5 of Block "B" on the Plan of Walter Stokes Home Place, Subdivision No. 1, as of record in Book 974, page 92, said Register's Office.

Said Lot No. 5 fronts 100 feet on the northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line.

Being all the same property conveyed to Paul D. Bergen and wife, Mary Ann Bergen by deed from Thomas B. Ketterson and wife, Beulah E. Ketterson of record in Book 5105, page 979.

This conveyance is subject to 1978 property taxes which the Grantees assume, to the restrictive covenants of record in Book 1108, page 76 and Book 1224, page 176, said Register's Office.

As part of the consideration for this transfer the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $35,600.00 secured and evidenced by Deed of Trust of record in Book 5105, page 981, Register's Office for said County, in favor of Fidelity Federal Savings and Loan Association, and further that all title and interest in the escrow account held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This is {unimproved / improved (X)} property, known as 1902 Lombardy Drive, Nashville, Tennessee 37215
(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 hands this 28th day of July, 19 78

Paul D. Bergen

Mary Ann Bergen

BOOK 5321 PAGE 686
5320

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Bergen & wife Mary Ann Bergen

the bargainors, 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 28th day of July 1978

Commission expires 1-15-81

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

WARRANTY DEED

FROM

TO

E 80881

IDENTIF. REFERENCE

AUG 4 12 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-4-78	CONV	66,000.00			
AUG-4-78	S'TAX		B*	171.60	
AUG-4-78	PR'FEE		B*	.50	
AUG-4-78	W'DEED		B*	4.00	* 176.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.