This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5320 PAGE 688

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elizabeth Feemster	First Federal S. & L. Assn.	Map 115-7
(NAME) 623 Georgetown Dr.	(NAME) 236 4th Avenue North	Parcel 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37205	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Mary Elizabeth Feemster and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Mary Elizabeth Feemster has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $23,950.00 secured by deed of trust of record in Book 4675, page 473, Register's Office for Davidson County, Tennessee,

We, Meredith E. Flautt, Jr. and wife, Christine Y. Flautt

have this day bargained and sold, and do hereby transfer and convey unto the said Mary Elizabeth Feemster,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Brookmeade, Section IV, as of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 54 fronts 119 feet on the southerly side of Georgetown Drive and runs back between parallel lines 352.4 feet to a dead line.
Being the same property conveyed to Meredith E. Flautt, Jr. and wife, Christine Y. Flautt by deed from Wayne Carpenter and wife, Bridget K. Carpenter, of record in Book 5170, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement along the southerly or rear line and an anchor easement at the northeast corner of the lot 2.5 x 20 feet for utilities, 75-foot setback line from Georgetown Drive, as amended to 70 feet and conditions of Owner's Certificate of record in Book 2343, page 337, said Register's Office; and an easement for sanitary sewers and/or storm drainage of record in Book 5215, page 59, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $46,500.00

Subscribed and sworn to before me, this the 2nd day of Aug., 1978

Affiant Mary Elizabeth Feemster

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

This is improved (X) unimproved ( ) property, known as 623 Georgetown Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (State)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mary Elizabeth Feemster, 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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary Elizabeth Feemster, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 2nd *day of* August, 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.*

Meredith E. Flautt, Jr.

Christine Y. Flautt

BOOK 5320 PAGE 689

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Meredith E. Flautt, Jr. and wife, Christine Y. Flautt

*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 2nd *day of* Aug., 78

Mary Emery
Notary Public

Commission expires 4/21/80

MARY EMERY NOTARY PUBLIC DAVIDSON COUNTY TENN. STATE AT LARGE

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 .....

CHICAGO TITLE INSURANCE CO. TO
FIRST AMERICAN CTR. 37961
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Meredith E. Flautt, Jr. et ux

TO
Mary Elizabeth Feemster

AUG-4 78	CONV	46,500.00			
AUG-4 78	S'TAX		B*	120.90	
AUG-4 78	PR'FEE		B*	.50	
AUG-4 78	W'DEED		B*	4.00	* 125.40

E 80883

IDENTIF. REFERENCE

AUG 4 12 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238