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

BOOK 5321 PAGE 726

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David LeRoy Bettis et ux	First & Mid-South Mortgage Co.	Map 148-8
(NAME)	(NAME)	
	P. O. Box 2568	Parcel 99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(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 David LeRoy Bettis and wife, Angela Lynn R. Bettis 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 David LeRoy Bettis and wife, Angela Lynn R. Bettis have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $25,850.00, secured by deed of trust of record in Book 4799, page 433, Register's Office for Davidson County, Tennessee,

We, Joe Fusse, Jr. and wife, Rose Fusse

have this day bargained and sold, and do hereby transfer and convey unto the said David LeRoy Bettis and wife, Angela Lynn R. Bettis, their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, page 119, Register's Office for said County.

Said Lot No. 120 fronts 60.0 feet on the southerly side of Xavier Drive and runs back 139.73 feet on the northwesterly line and 135.7 feet on the southeasterly line, to a rear line measuring 60.14 feet thereon.

Being the same property conveyed to Joe Fusse, Jr. and wife, Rose Fusse, by deed from Homestead Realty, Inc., of record in Book 4949, page 486, said Register's Office.

This conveyance is subject to:

Easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on Plan of record in Book 4460, page 119, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 4650, page 995 and Book 4689, page 376, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,412.14

Subscribed and sworn to before me, this the 4th day of August 19 78

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4577 Xavier Drive, 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 David LeRoy Bettis and wife, Angela Lynn R. Bettis, their *(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 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* David LeRoy Bettis and wife, Angela Lynn R. Bettis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 3rd *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.*

Joe Fusse, Jr.

Rose Fusse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Joe Fusse, Jr. and wife, Rose Fusse

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 4th *day of* August, *19* 78

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

Commission expires 8-12-81

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 .....

E 8 1 3 1 7

IDENTIF. REFERENCE

AUG 7 1 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-7[78]	CONV	36,712.14			
AUG-7[78] S'TAX			B*	95.42	
AUG-7[78] PR'FEE			B*	.50	
AUG-7[78]	W'DEED		B*	4.00	* 99.92

WARRANTY DEED $ 23500

FROM

Joe Fusse, Jr. et ux

TO

David LeRoy Bettis et ux

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201
1st American Center

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238