Loan #113111-7

BOOK 5323 PAGE 15

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: April 28, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Denson (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	44-15
1109 Berry Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 249 Js
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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~~ Barbara Wachter (Unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Denson, married

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, bineg Lot No. 97 on the Plan of Village of Old Hickory, Section C, as of record in Book 1424, page 66, said Register's Office.

Said Lot No. 97 fronts 40.0 feet on the easterly side of Berry Street and fronts 56.6 feet on the northerly side of 12th Street, said frontages being joined by a curve having a distance of 15.6 feet, and runs back 66.2 feet on the northerly line and 49.9 feet on the easterly line, to a point of intersection.

Being the same property conveyed to Udo Wachter and wife, Barbara Wachter by deed from Lena I. Mathis, a widow, of record in Book 4517, page 526, Register's Office for Davidson County, Tennessee. The said Udo Wachter having since died, the property is now vested in Barbara Wachter, as the surviving tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 1109 Berry Street (House Number) (Street) Old Hickory, Tennessee 37138 (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 7th day of August, 19 78

Barbara Wachter Barbara Wachter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jack N Sloan, a Notary Public in and for said County and State, the within named Barbara Wachter, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 19 78

Commission expires April 18, 1982

Jack N Sloan
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

Loan #113111-7

WARRANTY DEED

FROM

Barbara Wachter (Unmarried)

TO

James L. Denson

E 8 1 8 7 7

IDENTIF. REFERENCE

AUG 9 2 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-9-78	CONV	23,000.00			
AUG-9-78	S'TAX		B*	59.80	
AUG-9-78	PR'FEE		B*	.50	
AUG-9-78	W'DEED		B*	4.00	* 64.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.