BOOK 5325 PAGE 16 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,200.00

Patricia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 19 78

Mary P. Bethurum
Notary Public

MY COMMISSION EXPIRES: 7-30-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Dobransky (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 75-8
905 Cointreau Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2538 (STREET ADDRESS)	PAR 202
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D-67430

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, Daniel F. Conley and wife Bonnie R. Conley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Dobransky and wife Virginia M. Dobransky

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:

BEING Lot No. 173 on the plan of Highlands of Tulip Grove Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to DAniel F. Conley and wife Bonnie R. Conley by deed from A. C. Batson and wife Barbara J. Batson, of record in Book 5185, Page 357, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 4793, Page 157, and Book 4849, Page 767, and Book 5020, Page 58, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

THIS conveyance is subject however, to a Deed of Trust filed for record in Book 5186, Page 359, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 12, 1977, payable to Fidelity Federal Savings & Loan Association, with a present unpaid principal balance of approximately $35,454.34, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 905 Cointreau Drive (House Number) (Street) Hermitage, TN 37076 (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 hand s this 11TH day of AUGUST, 1978

Daniel F. Conley X Bonnie R. Conley

Bonnie R. Conley X Daniel F. Conley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel F. Conley and wife Bonnie R. Conley

the 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

Nashville, Tennessee, this 11TH day of AUGUST 19 78

Commission expires 2-22-81

Mary P. Hubbard
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, and 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

WARRANTY DEED

FROM Daniel F. Conley

TO John Dobransky

E 82808

IDENTIF. REFERENCE

AUG 15 11 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedgwick
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG 15 78	CONV	47,200.00			
AUG 15 78	S'TAX		B*	122.72	
AUG 15 78	PR'FEE		B*	.50	
AUG 15 78	W'DEED		B*	4.00	* 127.22