WARRANTY DEED

BOOK 5327 PAGE 386

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 107 Donelson Pike, Nashville, Tennessee 37214c
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Parker et ux (NAME)	Fidelity Federal Savings and Loan Assc. (NAME)	Map 75-7
4356 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 164
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D-24652

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, William E. Bragg and wife, Linda D. Bragg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Parker and wife, Betty B. Parker

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. 79 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Plat Book 4860, page 85, said Register's Office.

Said Lot No. 79 fronts 80.0 feet on the westerly side of Baton Rouge Drive and runs back between parallel lines 155.0 feet, to a dead line in the rear on which it measures 80.0 feet.

Being part of the same property conveyed to William E. Bragg and wife, Linda D. Bragg by deed from Frank Batson and wife, Judy Batson, as of record in Book 5195, page 736 said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5195, page 738, said Register's Ofifce.

The Escrow account as it relates to this property is hereby transferred to the Grantees as is the hazard insurance.

This is improved (X) unimproved ( ) property, known as 4356 Baton Rouge Drive, Hermitage, TN 37076
(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 hand s this 18th day of August, 19 78

William E. Bragg

Linda D. Bragg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Bragg and wife, Linda D. Bragg

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 day of August, 1978

Commission Expires 9/15/82

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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

E 83913

IDENTIFICATION
T. [illegible]
REFERENCE
[illegible]
LEBANON ROAD
HERMITAGE, TENN. 37076

AUG 21 8 54 AM '78

FEE $ [illegible]
REGISTER
DAVIDSON COUNTY, TENN.

AUG21 78		CONV	51,852.16		
AUG21 78	S'TAX			B* 134.94	
AUG21 78	PR'FEE			B* .50	
AUG21 78		W'DEED		B* 4.00	* 139.44

WARRANTY DEED

FROM
William E. Bragg et ux

TO
James R. Parker et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York