WARRANTY DEED

***It is understood and agreed by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a deed of trust of record in Book 4964, page 477, said Register's Office, to which reference is here made for a more definite description of said note.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 36,866.41

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1978.

X _____ Notary Public

MY COMMISSION EXPIRES: 11-7-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Branham et ux (NAME)	Fidelity Federal Savings & Loan Association	Map 148-2
4848 Corning Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	par 132
Nashville, Tennessee 37211 (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, James T. Newman and wife, Margaret C. Newman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Branham and wife, Linda A. Branham

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. 19 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 19 fronts 142 feet on the east side of Corning Drive, and runs back 265.8 feet on the north line and 268.7 feet on the south line to a dead line in the rear on which it measures 142.2 feet.

Being the same property conveyed to James T. Newman and wife, Dorothy K. Newman by deed from Jack Wayne Shannon and wife, Rosanne J. Shannon of record in Book 4964, page 475, said Register's Office, the said James T. Newman and Dorothy K. Newman having since divorced by Final Decree of record in Book _____, page _____, wherein said property was conveyed to the said James T. Newman.

Margaret C. Newman joins in this conveyance to transfer any marital rights she may have in the said property.

***

This is unimproved ( ) improved (X) property, known as 4848 Corning Drive, Nashville, Tennessee 37211
(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 13th day of September, 1978

X James T. Newman
JAMES T. NEWMAN

X Margaret C. Newman
MARGARET C. NEWMAN

BOOK 5339 PAGE 441

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 James T. Newman and wife, Margaret C. Newman

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 Madison, Tenn. this 13th day of September, 1978

Commission Expires 11-7-79 Charles P. Cox Notary Public

CHARLES P. COX NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF
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 {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 8 9 4 0 2

IDENTIF. REFERENCE

SEP 19 11 00 AM '78
FELIX Z. MILLSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 19 78	CONV	36,866.41		
SEP 19 78	S'TAX		B* 95.94	
SEP 19 78	PR'FEE		B* .50	
SEP 19 78	W'DEED		B* 4.00	* 100.44

WARRANTY DEED

FROM James T. Newman et ux

TO Donald E. Branham 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