BOOK 5343 PAGE 184 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF September, 19 78.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires ... 19, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Avril et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 75-11
637 Highland View Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 10
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D-24533

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, E. Wayne Wilkerson and Kenneth G. Baldridge d/b/a Wilkerson and Baldridge Construction

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Avril and wife, Judith P. Avril

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. 429 on the Plan of Highlands of Tulip Grove Subdivision, as of record in Book 4675, page 93, said Register's Office.

Said Lot No. 429 fronts 80.00 feet on the easterly side of Highland View Court and runs back 158.57 feet on the northerly line and 165.71 feet on the southerly line to a line in the rear which measures 80.32 feet thereon.

Being part of the same property conveyed to E. Wayne Wilkerson and Kenneth G. Baldridge d/b/a Wilkerson and Baldridge Construction by deed from Reynold Bubis, Trustee, of record in Book 5279, page 257, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 637 Highland View Court (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 22nd day of September, 19 78

E. Wayne Wilkerson
d/b/a Wilkerson and Baldridge Construction

Kenneth G. Baldridge

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 E. Wayne Wilkerson and Kenneth G. Baldridge d/b/a Wilkerson and Baldridge Construction

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 at Nashville, Tennessee, this 22nd day of September, 1978

Commission expires My Commission Expires MARCH 15, 1982

Deborah A. Chandler
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 (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 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

$53,400.00 560761-5

WARRANTY DEED

FROM

E. Wayne Wilkerson and Kenneth G. Baldridge d/b/a Wilkerson and Baldridge Construction

TO

James W. Avril and wife, Judith P. Avril

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 91059

IDENTIF. REFERENCE

SEP 27 2 53 PM '78

FELIX Z. ... EGON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 27 78	CONV	53,400.00			
SEP 27 78 S'TAX			B*	138.84	
SEP 27 78 PR'FEE			B*	.50	
SEP 27 78	W'DEED		B*	4.00	* 143.34