This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5350 PAGE 181

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Franklin Delano Ludy et ux	The Lomas & Nettleton Company	Map 96-6
(NAME)	(NAME) 175 Orange Street	Parcel 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) New Haven, Connecticut 06510	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- Dollars,

cash in hand paid by Franklin Delano Ludy and wife, Adeline Ford Ludy and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Frank R. Whitus and Larry K. Whitus, heirs-at-law of James W. Whitus, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Franklin Delano Ludy and wife, Adeline Ford Ludy,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Donelson-wood, as of record in Book 2083, page 26, Register's Office for said County.

Said Lot No. 13, fronts 78 feet on the southerly side of Fitzgerald Drive, and runs back between parallel lines, 150 feet to the northerly margin of the Tennessee Central Railroad right of way, measuring 78 feet thereon.

Being the same property conveyed to James W. Whitus and wife, Rachel K. Whitus, by deed from J. R. Freeman, Trustee, of record in Book 4091, page 672, Register's Office for said County, the said James W. Whitus and wife, Rachel K. Whitus having since died.

This conveyance is subject to a 10-foot easement for utilities along the southern or rear line, 30-foot set-back line from Fitzgerald Drive, and conditions of Owner's Certificate of record in Book 2083, page 56, Register's Office for said County; an easement for utilities was created 2.5 x 20 feet, fronting 2.5 feet on Fitzgerald Drive, of record in Book 2155, page 200, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 10 day of Oct 1978

Affiant Franklin Delano Ludy

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy A. Stark

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 128 Fitzgerald Drive, Donelson, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Franklin Delano Ludy and wife, Adeline Ford Ludy,

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Franklin Delano Ludy and wife, Adeline Ford Ludy,

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10 th day of October, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank R. Whitus

Larry K. Whitus

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L KOTA *, a Notary Public in and for said County and State,* Frank R. Whitus and Larry K. Whitus, heirs-at-law of James W. Whitus, deceased. *the within named 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* 10th *day of* Oct, 19 78.

Nancy L Kota *Notary Public*

Commission expires 4/18/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* ..... .

Witness my hand and seal, at office in ..... *, this* ..... *day of* ....., 19.....

..... *Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM D-735361

Frank R. Whitus et al

TO

Franklin Delano Ludy et ux

OCT 13 78	CONV	31,500.00			
OCT 13 78	S'TAX		B*	81.90	
OCT 13 78	PR'FEE		B*	.50	
OCT 13 78	W'DEED		B*	4.00	* 86.40

E 9407.4

IDENTIF. REFERENCE

OCT 13 8 13 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238