BOOK 5370 PAGE 664

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

x Patrick J. Higdon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1978

Notary Public

MY COMMISSION EXPIRES 10-31-82 My Commission Expires Feb. 23, 1981

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Higdon (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	104-14
2215 30th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 6 1/2
Nashville, Tn. 37203 (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, MICHAEL E. BROWN AND WIFE, SUE MARIE BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK J. HIGDON AND WIFE, SUE H. HIGDON

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 part of Lot No. 47 on the Plan of Bransford Realty Company's Westmoreland Plan of record in Book 421, page 16, said Register's Office.

Said Part of Lot No. 47 fronts 75 feet on the westerly side of 30th Avenue South and runs back 121 feet on the southerly line and 126 feet on the northerly line to a line in the rear which measures 76.8 feet thereon.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers This conveyance includes the right of the State of Tennessee, department of Transportion, its assigns, and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvement with in the limits of the aforementioned easement which is described as follows: Beginning at a point being North 76° 56' East 109.0 feet from the east margin of the above mentioned alley; thence along the said north boundary North 76° 56' East 16.5 feet to a point; thence South 26° 56' East 75.0 feet to a point; thence south 76° 36' West 10.2 feet to a point; thence North 32° 24' West 76.8 feet to the point of beginning and containing 1,000 square feet.

Being the same property conveyed to Michael E. Brown and wife, Sue Marie Brown by deed from Harris L. Bonnette and wife, Mary Lynn Bonnette of record in Book 4823, page 382, Register's Office for Davidson County, Tennessee.

This is improved (XXXXXX unimproved (X) property, known as 2215 30th Ave. South Nashville Tennessee 37203
(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 hands this 30 day of November, 19 78

x Michael E Brown

x Sue Marie Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Michael L. Rumsey, a Notary Public in and for said County and State, the within named Michael E. Brown and wife, Sue Marie Brown, 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 30 day of November, 1978.

Commission expires 10-31-82

Michael L. Rumsey
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 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

11342-3

WARRANTY DEED

FROM
Michael E. Brown and wife,
Sue Marie Brown

TO
Patrick J. Higdon and wife,
Sue H. Higdon

F.0 3 1 3.2

IDENTIF. REFERENCE

DEC 4 12 1, PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-4 78 CONV $2,000.00
DEC-4 78 S'TAX 8* 135.20
DEC-4 78 PR'FEE 8* .50
DEC-4 78 W'DEED 8* 4.00
* 139.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.