WARRANTY DEED

BOOK 5384 PAGE 584

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39365

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1979.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Gaither, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	75-13
5006 Bonnaside Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 238 1/2
Hermitage, TN. 37076 (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, Lawrence B. Fudge, Jr. and wife, Sharon L. Fudge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Gaither, Jr. and wife, Charlene Gaither

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:

Being Lot No. 28 on the Plan of Addition to Section Four, Hermitage Hills, as of record in Book 3842, page 128, Register's Office Davidson County, Tennessee.

Said Lot no. 28 fronts 75 feet on the northeasterly side of Bonnabrook Drive, and extends back 243 feet on the westerly line and 240.7 feet on the easterly line, to a dead line in the rear on which it measures 75.02 feet.

Being the same property conveyed to Lawrence B. Fudge, Jr. and wife, Sharon L. Fudge by deed from James D. Hughey and wife, Constance B. Hughey, as of record in Book 4932, page 11, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5176, page 23, said Register's Office.

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

This is unimproved ( ) / improved (XX) property, known as 112 Bonnabrook Drive, Hermitage, Tennessee 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 hands this 10th day of January, 1979

Lawrence B. Fudge, Jr.

Sharon L. Fudge

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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 Lawrence B. Fudge, Jr. and wife, Sharon L. Fudge

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, TN. this 10 day of January, 1979

Notary Public

Commission Expires 11-12-80

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

Notary Public

My commission expires

F-09324

IDENTIFICATION REFERENCE

JAN 12 10 56 AM '79

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN12 79	CONV	39,365.00			
JAN12 79	S'TAX		B*	102.44	
JAN12 79	PR'FEE		B*	.50	
JAN12 79	M'DEED		B*	4.00	* 106.94

MAIL TO:
W. G. TRABER
P.O. Box 22455
NASHVILLE, TENN. 37224

WARRANTY DEED

FROM
Lawrence B. Fudge, Jr. et ux

TO
James W. Gaither, Jr. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizure

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York