ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ELTON J. HEDGES	FIDELITY FEDERAL SAVINGS & LOAN ASSOC.	136-14
(NAME)	(NAME)	
4777 W. 132nd Street-Apt.18	401 Union Street	29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hawthorne, California 90250	Nashville, Tennessee 37219	2D-62800
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Fidelity Federal Savings & Loan Association in the original amount of $39,500.00, secured by a Deed of Trust of record in Book 5000, page 120, Register's Office for Davidson County, Tennessee.

We, William L. Behan and wife, Jerilyn A. Behan

have bargained and sold, and by these presents do transfer and convey unto the said Elton J. Hedges, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.29 on the Plan of Castlegate Subdivision, Section I, as of record in Book 4460, page 115, Register's Office for said County.

SAID Lot No. 29 fronts 49.65 feet on the southwesterly side of Castlegate Circle and runs back 131.91 feet on the northwesterly line and 164.3 feet on the southeasterly line to a line in the rear which is a broken line measuring 216.28 feet thereon.

BEING the same property conveyed to William L. Behan and wife, Jerilyn A. Behan by deed from K & W, Inc., of record in Book 5000, page 118, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record. Restrictive covenants contained in instrument of record in Book 4649 page 295, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4460, page 115, said Register's Office shows an owner's certificate, a 30-foot minimum building setback line from Castlegate Circle, a 2.5 x 25-foot utility anchor easement in the northeast corner of said lot, a 10-foot public utility easement running along the broken rear line of said lot, a 7.5 foot public utility easement running along both side margins of said lot, changing to a 5-foot public utility easement cutting across the southwest corner of the property.

unimproved ( )
This is improved (X) property, known as 112 Castlegate Circle (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 15th day of May, 19 79.

x William L. Behan

x Jerilyn A. Behan

BOOK 5436 PAGE 586

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 William L. Behan and wife, Jerilyn A. Behan

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, this 15th day of May, 1979.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,909.99 This is equal to or greater than the property would bring at a fair and voluntary sale.

x Elton J Hedges

Sworn to and subscribed before me this 15th day of May, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

F-29678

3220 WARRANTY DEED CHECK

FROM William L. Behan, etux

TO Elton J. Hedges, unmarried

IDENTIF. REFERENCE

MAY 16 2 27 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5436 PAGE 587

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
5/16/79	CO	69909.99	181.74	181.74
	CO TX		.50	.50
	PRFEE		4.00	4.00
	WDEED		CHECK	186.24-
3220A05/16/79	BAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 29678.

IDENTIF. REFERENCE

MAY 16 2 27 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 684345