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

BOOK 5440 PAGE 680

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Proctor and wife, Elma L. Proctor	First Federal Savings & Loan Assoc.	72-16-47
(NAME)	(NAME)	
1916 Berkshire Dr.	236 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Robert E. Proctor and wife, Elma L. Proctor and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Robert E. Proctor and wife, Elma L. Proctor have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $15,500.00, secured by deed of trust of record in Book 4642, page 99, Register's Office for Davidson County, Tennessee,

I, Nellie M. Hicks, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Proctor and wife, Elma L. Proctor

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Berkshire Drive, the common corner of Lots 37 and 38; thence southerly with the line between said lots, 130 feet to a point, a corner of Lots 38 and 39; thence with the line between said lots, westerly 139.15 feet to a point in the easterly margin of Hayden Drive; thence with the margin of the same, northerly 105 feet to a point at the beginning of a curve; thence around said curve northerly 39.27 feet to a point in the southerly margin of Berkshire Drive; thence with the margin of the same, easterly 114.18 feet to the point of beginning.

Being the same property conveyed to Nellie M. Hicks by deed from Thelbert E. Frizzell and wife, Margie Carney Frizzell, of record in Book 4642, page 97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities, an overhang easement, 30-foot setback line from Berkshire Drive, and conditions of Owner's Certificate of record in Book 2900, page 66, Register's Office for said County; and restrictive covenants of record in Book 3000, page 528, Register's Office for Davidson County, Tennessee.

MARY EMSLEY NOTARY PUBLIC TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,500.00

Subscribed and sworn to before me, this the 23rd day of May 19 79

Affiant: Robert E. Proctor

My commission expires: 4/21/80 (Affix Seal)

Notary Public: Mary Emsley

unimproved ( )
This is improved (x) property, known as 1916 Berkshire Drive, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 23rd *day of* May *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nellie M Hicks
Nellie M. Hicks

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Nellie M. Hicks, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 23rd *day of* May, *19*79

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE TENN. 37238 251

WARRANTY DEED

FROM
Nellie M. Hicks

TO
Robert E. Proctor and wife,
Elma L. Proctor

F. 3. I. 1. 9 7.

T
IDENTIF. REFERENCE

MAY 25 10 03 AM '79

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

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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

44500.00- CO
115.70 CO TX
.50 PRFEE
4.00 WDEED
CHECK 120.20-
5144A05/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 1. 9 7.

IDENTIF. REFERENCE

MAY 25 10 03 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686198