This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

File

WARRANTY DEED

BOOK 5447 PAGE 657

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Windrow	Fidelity Federal Savings & Loan	104-13
(NAME) 225 Leonard Avenue	(NAME) Main Union	65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, Tenn	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

Dollars,

and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by James E. Windrow and Anna T. Durham of the unpaid balance of the note in the original amount of $42,400.00 secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5349, page 423, R.O.D.C.T.

We, Robert Ross Warren and wife, Ava Ellwood Warren,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Windrow and Anna T. Durham, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXX~~*heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 and part of Lot 9 in Block "E" and lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of Lot 8 in Block "F" and Lots 6 to 23 inclusive in Block "G" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 33 fronts 60 feet on the westerly side of Leonard Avenue as now located, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert Ross Warren and wife, Ava Ellwood Warren, by deed from Ronald K. Nevin, conservator for Elma Mae Cheek, unmarried, as of record in Book 5349, page 421, R.O.D.C.T.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ [illegible]

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19[illegible]

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 225 Leonard Avenue, Nashville, Tennessee
(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 Grantees, their

~~XXXXXXX~~ *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 have been prorated and assumed by Grantee by acceptance of this deed, and Deed of Trust of record in

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.*

Witness our *hand* s *this* 2nd *day of* June, 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.*

Robert Ross Warren
ROBERT ROSS WARREN

Ava Ellwood Warren
AVA ELLWOOD WARREN

*Book 5349, page 423, R.O.D.C.T.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5447 PAGE 658

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert Ross Warren and wife, Ava Ellwood Warren

the within named 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* 2nd *day of* June, *19*79.

Annie Maddox *Notary Public*

Commission expires 7-18-82

ANNIE MADDOX NOTARY PUBLIC STATE OF TENNESSEE

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 .....

E340

WARRANTY DEED

FROM

Robert R. Warren, et ux

TO

James E. Windrow and

Anna T. Durham

F: 3 3 6 9 3

IDENTIF. REFERENCE

JUN 8 4 10 PM '79

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5447 PAGE 659

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

84000.00- CO
218.40 CO TX
.50 PRFEE
4.00 WDEED
CHECK 222.90-
8342A06/08/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32693

IDENTIFICATION REFERENCE

JUN 8 4 10 PM '79

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

No. 689309