BOOK 5456 PAGE 406

FILE [illegible]

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John H. Christian and wife,

Sue E. Christian

TO

Nicholas D. Verban

& Jon B. Sheridon

For draftsman's use

PREPARED BY & RETURN TO:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon B. Sheridon (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 104-12
307-A Lauderdale Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 64
Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	24W-3065

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

JUN 27 9 56 AM '79

FEE PAID REGISTER DAVIDSON COUNTY, TENN.

F 36948

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 300,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 79

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

For and in Consideration of the sum of Ten dollars and No/100 ($10.00), and other good and valuable consideration DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration the receipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 13, 1978 for $95,000.00 payable to Fidelity Federal Savings & Loan Association with interest as set out in said note, and said debt secured by a Deed of Trust in Book 5350, page 608, Register's Office for Davidson County.

John H. Christian and wife, Sue E. Christian have bargained and sold, and by these presents do transfer and convey unto the said Nicholas D. Verban & Jon B. Sheridon and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 1 and 2 in W.W. Dillon's re-subdivision of lots 1 and 2 of Geo. I. Waddey's subdivision of the Baxter Lands, a plan of said Dillon's Subdivision being of record in Book 332, Page 115, Register's Office, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 in W.W. Dillon's Re-subdivision of Lots Nos. 1 and 2 of Geo. I. Waddey's Subdivision of the Baxter Lands, a plan of said Dillon's Subdivision being of record in Book 332, page 115, Register's Office for said County.

Said Lots Nos. 1 and 2 front toghther 100 feet on the westerly side of 21st Avenue south and run back between parallel lines and along the south margin of Fairfax, formerly Jones, Avenue 165 feet (plat), (152 feet, more or less, according to Field measure), to an alley in the rear.

Being the same property conveyed to John H. Christian by deed from Berney B. Steiner, Trustee of record in Book 5213, page 710, Register's Office for Davidson County, Tennessee

BOOK 5456 PAGE 467

WD-2

This is unimproved ( ) improved (X) property, known as 1925 - 21st Avenue South (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town) (Postal Zone)

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 and 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.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of June, 1979

John H. Christian

Sue E. Christian

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 John H. Christian and wife, Sue E. Christian

the bargainor s, 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 1st day of June, 19 79.

Joel Ragsdale, Notary Public.

Commission expires June 9, 1980.

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 .....

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

BOOK 5456 PAGE 408

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
			300[illegible].00-	CO
			780.00	CO TX
			.50	PRFE
			4.00	WDEED
			CHECK	784.50-
2445A	06/27/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 36948

IDENTIF. T REFERENCE

JUN 27 9 56 AM '79

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

No. 693291