BOOK 5466 PAGE 317

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July 19 79

Notary Public

MY COMMISSION EXPIRES: 10-16-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 32715
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine A. Bryant et al (NAME) | FIDELITY FEDERAL SAVINGS & LOAN ASSN (NAME) | 130-11-103 |
| 4519 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 7DA-51715 |
| Nashville, TN 37215 (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, JOHN A. KIRSTEIN and wife, MYRL B. KIRSTEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE A. BRYANT and STEPHEN P. KOPELS

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:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 6 on Block "S" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, said Register's Office.

Said Lot No. 6 fronts 119.2 feet on the easterly side of Beacon Drive and runs back 396.37 feet on the northerly line and 431.9 feet on the southerly line to a dead line, measuring 177.83 feet thereon.

Being the same property conveyed to John A. Kirstein and wife, Myrl B. Kirstein by deed from James C. Gardner, Jr. and wife, Janet P. Gardner of record in Book 5211, page 824, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $49,200.00 secured and evidenced by Deed of Trust of record in Book 5211, page 826, Register's Office for Davidson County, Tennessee, in favor of Fidelity Federal Savings & Loan Association and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is subject to the limitations shown on the Plan of record in Book 1424, page 25 and to an easement for Water Main and Appurtenances granted by instrument of record in Book 4057, page 132, both of record in the Register's Office for Davidson County, Tennessee; and to 1979 property taxes which the Grantees assume.

This is improved ( ) ~~unimproved~~ ( ) property, known as 4519 Beacon Drive, Nashville, Tennessee 37215
(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 16th day of July, 19 79

John A. Kirstein
JOHN A. KIRSTEIN

Myrl B Kirstein
MYRL B. KIRSTEIN

STATE OF TENNESSEE
Davidson County

BOOK 5466 PAGE 318

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN A. KIRSTEIN and wife, MYRL B. KIRSTEIN

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 16th day of July, 1979

Commission expires 10-18-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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 purposes 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____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN A. KIRSTEIN and wife,

MYRL B. KIRSTEIN

TO

KATHERINE A. BRYANT and

STEPHEN P. KOPELS

F. 40490

IDENTIF. REFERENCE

JUL 17 1 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5466 PAGE 319

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| 6962A07/17/79 | | 77900.00- | CO | |
| | | | 202.54 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 209.04- |
| | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40490

IDENTIF. REFERENCE

JUL 17 1 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697678