114400-8

BOOK 5659 PAGE 598

FORM NO. WD-1

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

William Don Fuson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th. DAY OF September, 1980

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 17, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney, 325 Plus Park Blvd., Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM DON FUSON, ET UX (NAME)	Fideltiy Federal Savings & Loan (NAME)	Map 104-16
1912 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 134
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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~~ I, David Wade O'Brien, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Don Fuson and wife, Melanie S. Fuson

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:

Being the easterly one-half of Lot No. 79 on the revised plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for said County, described as follows:

Said part of Lot No. 79 fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 175 feet to an alley. This property is subject ot an easement of record in Book _____, Page _____.

Being the same property conveyed to David Wade O'Brien, a single person by deed from Luigi Monga and wife, Mary B. Monga, of record in Book 5377, page 995, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1912 Linden Avenue, Nashville, Tenn. 37212
(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 my hand this 29th. day of September, 1980

David Wade Obrien by Don Fuson Attorney in Fact

DAVID WADE OBRIEN

STATE OF TENNESSEE
Davidson County

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STATE OF Tennessee)
COUNTY OF Davidson)

On this 29th. day of September, 19 80, before me the undersigned, a Notary public in and for said County and State, personally appeared Daniel Askew to me known to be the person who executed the foregoing instrument in behalf of David Wade O'Brien, and acknowledged that he executed the same as the free act and deed of the said David Wade O'Brien.

Witness my hand and seal at Nashville, Tennessee this 29th. day of September, 19 80.

Notary Public

My Commission Expires: My Commission Expires OCT. 17, 1982

as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

6063 10/02 180.24- CHECK

WARRANTY DEED

FROM

DAVID WADE O'BRIEN

TO

WILLIAM DON FUSON, ET UX

G. 1. 0. 8 1. 3

IDENTIF. REFERENCE

OCT 2 3 29 PM '80

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69500.00-	CO
			181.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	188.24-
6063A		10/02/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.0.8.1.3

IDENTIF. REFERENCE

OCT 2 3 29 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783795