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#114468-5

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Richard Durham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 80

Jane Thomas
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JANUARY 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey, & Chernau, Attorneys, 218 3rd Ave. N., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD DURHAM (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	119-14 -324.00
144 Sunrise Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tenn. 37211 (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, B. B. D. PROPERTIES, CO., A PARTNERSHIP CONSISTING OF RANDALL BASKIN, J. D. BOULTON AND PAUL DURHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD DURHAM AND WIFE, KAREN DURHAM

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 Davidson County, Tennessee, being Lot No. 20 on the Plan of Sunrise Subdivision, as of record in Book 421, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines 160' to an alley in the rear which measures 50 feet.

Being the same property conveyed to B. B. D. Properties, Co., a partnership consisting of Randall Baskin, J. D. Boulton and Paul Durham by deed from John N. Fowler, an unmarried person, of record in Book 5640, page 547, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 144 Sunrise Ave. (House Number) (Street) Nashville, Tenn. 37211 (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 hand as this 28th day of October, 19 80

B.B.D. Properties, Co., a partnership

By: Randall Baskin J. D. Boulton Paul Durham

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. B. D. Properties, Co. a Partnership consisting of Randall Baskin, J.D. Boulton and Paul Durham

the bargainor, 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 28th day of October 19 80.

My Commission Expires JANUARY 22, 1984

Commission expires

Jane Thomas
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

B. B. D. Properties, Co., a Partnership consisting of Randall Baskin, J. D. Boulton & Paul Durham

TO

Richard Durham and wife, Karen Durham

G. I. 5 0 5 5

IDENTIF. REFERENCE

OCT 29 3 00 PM '80

FELIX Z. WILSON, 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 5671 PAGE 381

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
			52500.00- CO	
			136.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.00-	
			1459A10/29/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.1.5.0.5.5

IDENTIF. REFERENCE

OCT 29 3 00 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 789015