04-58-103-4

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr/Ms. Peter R. Fontana, Jr.	Security Federal S & L Assoc.	160-7
(NAME)	(NAME)	
5410 Overton Road	4235 Hillsboro Rd.	31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37220	Nashville, TN. 37215	6DU-35405
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5714 PAGE 566

For and in consideration of the sum of TEN AND NO/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOANNE P. THAIN JAKES and WALTER A. JAKES, JR.

have bargained and sold, and by these presents do transfer and convey unto XXXXXX

PETER R. FONTANA, JR. and wife, MALINDA MASON FONTANA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the land of W. H. Broadwell, deceased, as of record in Book 475, page 462, Register's Office for said County, described according to a survey made by H. B. Fowlkes, Surveyor, August 13, 1944, and further described according to a loan survey by Howard W. Anderson dated February 6, 1981 as follows:

Beginning at a point in the easterly margin of Overton, formerly Bell Road, said beginning point being the southwest corner of the property conveyed to P. C. Vietti and wife, Marie Vietti, by deed from William Ernest Broadwell and wife, of record in Book 1309, page 26, said Register's Office; running thence with the easterly margin of said Road, north 2°0' east 165 feet; thence south 87°0' east 236 feet, more or less, (shown in error as 300 feet in deeds of record in Book 4370, page 371, and Book 4746, page 541, said Register's Office); thence South 3°30' west 165 feet to the southerly line of property conveyed to said Vietti; thence with said line, north 86°57' (shown as 87°57' in Deed of record in Book 4746, page 541) west 236 feet, more or less, (shown in error as 300 feet in deeds of record in Book 4370, page 371, and Book 4746, page 541, said Register's Office); to the beginning.

Being the same property conveyed to James F. Thain and wife, Joanne V. Thain by deed from S. Ralph Gordon, Substitute Trustee of record in Book 4746, page 541, as corrected in Book 5613, page 152, said Register's Office. Said property being vested in Joanne Peterson Thain by Final Decree of record in Book 5504, page 506, said Register's Office, and further conveyed to Joanne P. Thain Jakes and Walter A. Jakes, Jr. by quitclaim deed of record in Book 5600, page 422, said Register's Office.

This conveyance is made subject to 1981 Taxes.

Joanne P. Thain Jakes is one and the same person as Joanne V. Thain and Joanne Peterson Thain referred to above.

This is unimproved ( ) / improved (X) property, known as 5410 Overton Road, Nashville, TN
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 25th day of February, 1981.

JOANNE P. THAIN JAKES

WALTER A. JAKES, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joanne P. Thain Jakes and husband, Walter A. Jakes, Jr.

the 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 25th day of February, 19 81.

My commission expires January 20, 1985 Notary Public George E. Mudter, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,200.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Peter R. Fontana Jr.

Sworn to and subscribed before me
this 25th day of February, 19 81.

My commission expires January 20, 1985 Notary Public George E. Mudter, Jr.

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Bldg., Brentwood, TN 37027
Name — Address

1732 02/26 126.62 CHECK

WARRANTY DEED

FROM

JOANNE P. THAIN JAKES
and husband,
WALTER A. JAKES, JR.

TO

PETER R. FONTANA, JR.
and wife,
MALINDA MASON FONTANA

G 30802

IDENTIF. REFERENCE

FEB 26 8 35 AM '81

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5714 ~~PAGE~~ 568

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
			46200.00-	CO
			120.12	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	126.62-
1732A02/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30802

IDENTIFICATION REFERENCE

FEB 26 8 35 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 808552