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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

N. Virginia Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: July 11, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Virginia Walsh (NAME)	Fidelity Federal Savings & Loan (NAME)	104-16 #40
2208 18th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	24W-1950
Nashville, TN 37212 (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, Joseph DiBona, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Virginia Walsh

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 part of Lot No. 43 in the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book No. 332, pages 56 and 117, of the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 43 fronts 50 feet on the easterly side of 18th Avenue, South, or Vernon Avenue, and runs back between parallel lines with the northerly margin of an alley 146 feet, more or less, to a dead line, and more particularly described as follows:

Beginning at the northeast corner of Vernon Avenue, now 18th Avenue, South, and the first alley north of Blair Avenue; and running thence easterly and with the northerly margin of said alley, 146 feet; thence northerly and parallel with 18th Avenue, South, 50 feet; thence westerly and parallel with said alley, 146 feet to the easterly margin of 18th Avenue, South; thence southerly with the easterly margin of said Avenue, 50 feet to the beginning.

Being the same property conveyed to Joseph DiBona by deed from Lane G. Meeks of record in Book 5315, page 347, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5315, page 349, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

The purchaser joins in this conveyance and hereby agrees to all the terms herein set out, and assumes payment of the loan referred to hereinabove.

unimproved ( )
This is improved (X) property, known as 2208 (House Number) 18th Avenue South (Street) Nashville, Tennessee (P. O. Address) 37212 (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 24th day of April, 19 81

Joseph DiBona

N. Virginia Walsh

Nancy Virginia Walsh

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 Joseph DiBona and Nancy Virginia Walsh

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 24th day of April 19 81

Commission expires July 11, 1981

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

Joseph DiBona, unmarried

TO

Nancy Virginia Walsh

G. 3. 9 1. 3 0

IDENTIF. REFERENCE

APR 28 9 14 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

04/28 165.10- CHECK

2404

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6100.00- CO	
			158.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.10-	
			2404A04/28/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6391-30

IDENTIF. REFERENCE

APR 28 9 14 AM '81

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

No. 818810