FILE BOX 3

Form No. WD-1

BOOK 5862 PAGE 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

32,950.00 X Kerry G. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 82

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kerry G. Anderson (NAME)	Fidelity Federal S & L Assn. (NAME)	Map 117-4
1913 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2618 Old Lebanon Road (STREET ADDRESS)	Parcel 204
Nashville, TN 37212 (CITY) (STATE) (P.O.ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	16DA-240

FOR AND 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, Mary A. Vaughn, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry G. Anderson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 3 of Block "B" on the Map of Belmont Terrace Annex No. 3, as of record in Book 1130, Page 24, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the southerly side of Wildwood Avenue and extends back between lines 160 feet to the north margin of a 5 foot strip reserved for a pipeway, on which it measures 70 feet.

Being the same property conveyed to Mary A. Vaughn, a widow by deed from Emerson T. Keaton and wife, Flossie A. Keaton of record in Book 4668, Page 729, Register's Office said County.

Said property is subject to restrictions, setback line and easements as set out per plan of record in Book 1130, Page 24, Register's Office said County.

Property is subject to a First Mortgage Deed of Trust securing Fidelity Federal Savings and Loan Association with an approximate unpaid balance of $9,483.80 of record in Book 4668, Page 731, said Register's Office, which Grantee assumes. The escrow account in connection with said loan is being purchased by the Grantee.

Property is subject to a second Mortgage Deed of Trust securing Fidelity Federal Savings and Loan Association in the original amount of $19,950.00 being recorded subsequent to this instrument.

FILE BOX 3

unimproved ( ) property, known as 1913 Wildwood Avenue, Nashville, TN 37212
This is improved (XX)
(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 heir 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 2nd day of March, 19 82

Mary A. Vaughn, a widow Mary A. Vaughn

STATE OF TENNESSEE
Davidson County

BOOK 5862 PAGE 815

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Vaughn, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness ~~my hand and official seal~~ at Nashville, Tennessee, this 2nd day of March 19 82

Commission expires 1-22-84

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute 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

FILE BOX 3

WARRANTY DEED

FROM
Mary A. Vaughn, a widow

TO
Kerry G. Anderson

G 8,3 5 8 7

IDENTIF. REFERENCE

MAR 17 1 39 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

FILE BOX 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5862 PG. 816

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
			32950.00- CO	
			85.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.04-
7420A03/17/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6.35 8 7

IDENTIF. REFERENCE

MAR 17 1 39 PM '82

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

No. 871754