OFFICIAL RECEIPT

Box 13

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

512364-1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel A. VanBrackle (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 91-16
4407 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 39
Nashville, TN. 37209 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	W12-870

WARRANTY DEED

BOOK 5999 PAGE 565

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TENN. JAN 20 2 29 PM '83

IDENTIF. REFERENCE

H 2 8 5 1 5

ED GROVES and JAMES LEE, an unmarried man have bargained and sold, and by these presents do transfer and convey unto the said Daniel A. VanBrackle and wife, Cynthia L. VanBrackle

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

Being Lot No. 308 of Block 13, of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 308 fronts 50 feet on the south side of Park Avenue, formerly First Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ed Groves and James Lee by Deed from Clarence R. Hesson, Jr., and wife, Jessie Ruth Hesson, of record in Book 5953, page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, plats, and encumbrances of record, as of record in Register's Office for said County.

Linda J. Groves joins in this instrument for conveying any right, title, interest or equity she may have in the said property, as the wife of Ed Groves.

This is unimproved ( ) improved (XX) property, known as 4407 Park Avenue (House Number) (Street)

Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

CHECK

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.

01/16

Witness our hands this 28th day of January, 19 83.

Ed Groves Linda J. Groves James Lee

ED GROVES LINDA J. GROVES JAMES LEE

OFFICIAL RECEIPT

BOOK 5999 PAGE 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Groves and James Lee, unmarried

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 28th day of January, 1983.

My commission expires 7-21-84 Notary Public

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 $ 49,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 28th day of January, 1983.

My commission expires 7-21-84 Notary Public

This instrument was prepared by:
Rick M. Johnson, Suite 200, 430 Third Avenue, N., Nashville, Tennessee 37201
Name Address

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Groves, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this day of January, 1983.

NOTARY PUBLIC: My Commission Expires: 7-21-84

WARRANTY DEED

FROM Ed Groves and James Lee

TO Daniel A. VanBrackle and wife, Cynthia L. VanBrackle

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:
RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE., NO.
NASHVILLE, TENNESSEE 37201
244-1568

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5999 PAGE 567

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
			45500.00- CO	
			169.74 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 135.24-	
			411301/28/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 8 5 1 5.

IDENTIF. REFERENCE

JAN 28 2 29 PM '83

REGISTER
DAVIDSON COUNTY, TN

No. 926383