L. No. FHA 430145-1

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles L. Blanchard, ETUX	Fidelity Federal S & L Assoc.	43-5-114
(NAME) 416 Anderson Lane	(NAME) P.O. Box 2588	11D63475
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6082 PAGE 114

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the Grantees; CHARLES L. BLANCHARD and wife, GWENDOLYN J. BLANCHARD, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, secured by a Deed of Trust of record in Book 5033, page 695, Register's Office for Davidson County, Tennessee; to which reference is hereby made for complete terms and conditions;

WE, JERRY R. BAXTER and wife, GENEIEVE BAXTER

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES L. BLANCHARD and wife, GWENDOLYN J. BLANCHARD

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

LAND in Davidson County, Tennessee, BEING Lots Nos. 3 and 4 of Block "A" on the Map of CEDARCREST ESTATES, of record in Book 974, page 15, Register's Office for Davidson County, Tennessee; to which plat reference is here made for a more complete legal description thereof.

BEING the same property conveyed to JERRY R. BAXTER and wife, GENEIEVE BAXTER by deed of record in Book 5423, page 151, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is 0.029 acre right-of-way which is particularly described in Book 2545, page 33, Register's Office for Davidson County, Tennessee.

H 5.6 2 0 1

IDENTIF. REFERENCE

JUN 27 9 35 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 416 ANDERSON LANE (House Number) (Street)

MADISON, TN 37115 (City or Town) (Zip Code)

(P. O. Address)

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 09th day of June, 1983.

Geneieve Baxter
GENEIEVE BAXTER

Jerry R Baxter
JERRY R. BAXTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JERRY R. BAXTER and wife, GENEIEVE BAXTER, a Notary Public in and for said County and State, the within named

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 Madison, Tennessee, this 09th day of June, 19 83.

My commission expires 02/05/85 Notary Public Jeanette J. Bluck

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 $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles L. Blanchard
CHARLES L. BLANCHARD

Sworn to and subscribed before me
this 09th day of June, 19 83.

My commission expires 02/05/85 Notary Public Jeanette J. Bluck

mail This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTY. 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM

JERRY R. BAXTER and wife,

GENEVIEVE BAXTER

TO

CHARLES L. BLANCHARD and wife,

GWENDOLYN J. BLANCHARD

AFTER RECORDING RETURN TO:
WILLIAM D. CASTLEMAN, ATTY.
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TN 37115

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

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6085 PAGE 116

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
7625A	06/27/83	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5-6201

IDENTIF. REFERENCE

JUN 27 9 35 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 958817