P 0413

#610083-1

FORM NO. WD-1

BOOK 6162 PAGE 391

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1983.

Notary Public

MY COMMISSION EXPIRES: 1-22-84
(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY
Barry W. Bedford, Attorney, Realtors Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seward Rist, et ux (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	Map 156-2
749 Goodpasture Terrace (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Parcel 64
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	F.B.#9D-61094

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, BARRY W. BEDFORD and wife, NANCY K. BEDFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEWARD RIST and wife, BEONCA ESLANDA RIST

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:

Being Lot No. 345 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 345 fronts 89 feet on the easterly margin of Goodpasture Terrace and extends back 201.6 feet on the northerly line, and 199.5 feet on the southerly line, to a line on the rear on which it measures 93.5 feet.

Being the same property conveyed to Barry W. Bedford and wife, Nancy K. Bedford by deed from Robert L. Hancock and wife, Elizabeth S. Hancock of record in Book 4971, page 665, Register's Office for Davidson County, Tennessee.

Taxes for the year 1983 have been prorated, and assumed by the Grantees.

Subject to Restrictive Covenants of record in Book 3857, page 858, made applicable by Book 4237, page 179, said Register's Office.

The recorded plan shows certain building setback lines and other easements for drainage and public utilities.

This is unimproved ( ) improved (X) property, known as 749 Goodpasture Terrace, Nashville, Tennessee 37221
(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 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 21st day of October, 1983

Barry W. Bedford
(BARRY W. BEDFORD)

Nancy K. Bedford
(NANCY K. BEDFORD) by:
Barry W. Bedford, Attorney-in-Fact
By Barry W. Bedford
Attorney in Fact

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6162 PAGE 392

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry W. Bedford ~~and wife~~ Nancy ~~K~~ Bedford ~~and~~

**

the 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 21ST day of October 1983

Commission expires Oct. 19, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

**(or proved to me on the basis of satisfactory evidence)

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 Barry W. Bedford and wife,

TO Nancy K. Bedford

Seward Rist and wife,

Beonca Eslanda Rist

H 8 1 9 4 1

IDENTIF. REFERENCE

Oct 24 3 04 PM '83

FELIX R. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21ST day of October, 1983, before me personally appeared Barry W. Bedford, to me known to be the person who executed the foregoing instrument in behalf of Nancy K. Bedford acknowledged that he executed the same as the free act and deed of Nancy K. Bedford. Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: OCT. 19, 1986

Notary Public

10/24 234.00 - CHECK

7346

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6162 PAGE 393

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
			87500.00- CAMT.	
			227.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	234.00-
			7346A10/24/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H81941

IDENTIF. REFERENCE

OCT 24 3 04 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 988340