550034-6

B0413

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Ann L Haghany
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 83

Barbara J Whittaker
Notary Public

My Commission Expires April 14, 1984

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann L. Haghany (NAME)	Fidelity Federal Savings and Loan (NAME)	Map 43-13-356
216 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D-48655

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, VIRGINIA LIVINGSTON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN L. HAGHANY, UNMARRIED

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 Lot No. 16of Block No. 1 on the Plan of Forest Park Subdivison at Madison, Tennessee, as the same appears of record in Book 843, page 44, Register's Office for said County and State, and more particularly described as follows:

Said Lot No. 16, in Block No. 1 fronts 50 feet on the south side of Elm Street and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Vernon L. Livingston and wife, Virginia Livingston by deed from Prudye A. Smith and husband M. J. Smith as of record in Book 967 , page 554, said Register's Office, the said Vernon L. Livingston having since died the property is now vested in Virginia Livingston by Will of record in Will Book 120, page 49, County Clerks Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 216 Elm Street (House Number) (Street) Madison, Tennessee 37115 (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 my hand this 25th day of November, 1983

Virginia Livingston
Virginia Livingston

5348

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Livingston

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 25th day of November 1983

Commission expires: ~~My Commission Expires APRIL 19, 1987~~

Barbara J. McWhitaker
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
Virginia Livingston

TO
Ann L. Haghany

IDENTIF. REFERENCE

Nov 28 2 56 PM '83

PELLA A. [illegible] REGISTER
DAVIDSON COUNTY, TN

H88649

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 59.50-
534BA11/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 6 4 9

IDENTIF. REFERENCE

Nov 28 2 56 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996090