5501418-5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,500.00

x Ronald W. Earls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 1984.

Barbara J. Mutter
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 19, 1987

(AFFIX SEAL)

BOOK 6313 PAGE 51

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE 1102

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Earls et ux (NAME)	Fidelity Federal S & L Association (NAME)	72-4-332
1914 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	CAVIDSON 15DZ-38305
Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, MARGUERITE V. PRUETT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD W. EARLS AND WIFE, VICKI EARLS

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. 4 of Section "A" on the Map of Happy Valley Subdivision, not of record, and property described in Book 1198, page 667, said Register's Office, and being more particularly described as follows:

Said Lot No. 4 fronts 75 feet on the southeasterly side of Riverwood Drive, formerly Williams Ferry Road, and runs back 173 feet on the northeasterly line and 174.8 feet on the southwesterly line to a line on the rear which measures 75 feet thereon.

Being the same property conveyed to Richard A. Pruett and wife, Marguerite V. Pruett by deed from P. M. Chaffin and wife, Ruby Chaffin as of record in Book 1198, page 667, said Register's Office. The said Richard A. Pruett having since died the property is vested in Marguerite V. Pruett as the surviving tenant by the entirety.

12891

IDENTIF. REFERENCE

JUN 11 3 09 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 1914 Riverwood Drive (House Number) (Street) Nashville, TN 37216 (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 6th day of June, 19 84

Marguerite V. Pruett

Marguerite V. Pruett

BOOK 6313 PAGE 52

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marguerite V. Pruett, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 1984.

Notary Public

Commission Expires My Commission Expires APRIL 19, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Marguerite V. Pruett, unmarried

TO

Ronald W. Earls and wife,

Vicki Earls

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6313 PAGE 53

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
			51500.00- CAMT.	
			133.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	140.40-
4045A06/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 2 9 1

IDENTIF. REFERENCE

JAN 11 3 05 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0043080