B0413

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Loan No. 550171-6

FORM NO. WD-1

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WAS PREPARED BY:
DORSEY, KRAMER & CHERIAN
[illegible]
P. O. Box [illegible]
Nashville, TN [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

X [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1984.

[illegible]
Notary Public

My Commission Expires JULY 27, 1986

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Molnar, Jr. et ux (NAME)	Fidelity Federal S & L Association (NAME)	95-11-166
2400 Merry Oaks Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	3DZ-7890
Nashville, TN 37214 (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, J. B. LITCHFORD AND WIFE, LUNELLE C. LITCHFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN J. MOLNAR, JR. AND WIFE, KIMBERLY P. MOLNAR

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. 53 on the Plan of Merry Oaks, Section 2, as of record in Book 2133, page 8, said Register's Office.

Said Lot No. 53 fronts 79.9 feet on the northerly side of Merry Oaks Drive, which is a broken line, and fronts 122.4 feet on the easterly side of Blue Hills Drive, which is a broken line, said frontages being joined by a curve measuring 39.3 feet, and runs back 154.6 feet on the easterly line and 121.0 feet on the northerly line to a point of intersection.

Being the same property conveyed to J. B. Litchford and wife, Lunelle C. Litchford by deed from Herbert G. Grissom and wife, Grace C. Grissom as of record in Book 2879, page 119, said Register's Office.

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IDENTIF. REFERENCE

JUL 2 2 46 PM '84

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2400 Merry Oaks Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37214 (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 hand s this 29th day of June, 19 84

X J. B. Litchford
J. B. Litchford

X Lunelle C. Litchford
Lunelle C. Litchford

07/32 176.50- CHECK

243

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named J. B. Litchford and wife, Lunelle C. Litchford

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 19 84.

Robert W. Thurman, Jr. Notary Public

Commission Expires My Commission Expires JULY 27, 1986

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 _____

Loan No. 550171-6

WARRANTY DEED

FROM
J. B. Litchford and wife,
Lunelle C. Litchford

TO
Stephen J. Molnar, Jr. and wife,
Kimberly P. Molnar

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			65500.00- CAMT.	
			170.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	176.80-
0243A07/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 33532

IDENTIF. REFERENCE

JUL 2 2 46 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 0049404