Prepared By:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

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BOOK 6389 PAGE 43

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Louis Fair Sr. (NAME)	Fidelity Federal Savings & Loan Association (NAME)	
132 Academy Square (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	93-11-A Par 132
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

---

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

HAURY & SMITH CONTRACTORS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

John Louis Fair, Sr. married

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Academy Square of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Haury & Smith Contractors, Inc., by deed from Metropolitan Development and Housing Agency, of record in Book 6070, page 280, said Register's Office.

This conveyance is subject to covenants, conditions and restrictions of record in Book 6117, page 681, said Register's Office, as amended in Book 6222, page 873, and to the conditions set forth in the Charter of Academy Square, Inc., of record in Book 6125, page 384, said Register's Office, a non-profit Homeowner's Association organized under the State of Tennessee and the By-Laws of said corporation, of record in Book 6117, page 700, said Register's Office. Said covenants, conditions and restrictions contain an assessment for common charges.

John L. Fair,Sr. and John Louis Fair, Sr. is one in the same person.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,900.00

Subscribed and sworn to before me, this the 25th day of September, 19 84

Affiant

My commission expires: 1-20-85
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 132 Academy Square (House Number) Nashville, (Street) Tennessee (P O Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered , except for Plan in Bk.5200,P.614;Bk.6117,P.681;Bk.6117,P.700;Bk.6125,P.384;and easement in Bk.6222,P.873. and 1984 taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

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 25th *day of* September, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Haury & Smith Contractors, Inc.

By: Stephen B. Smith, Secretary-Treasurer

09/25 1334

3301

the within named bargainor ..., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

..... Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... Stephen B. Smith *....., a Notary Public of the State and County aforesaid, personally appeared .....* Stephen B. Smith *....., with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary-Treasurer *of the* Haury & Smith Contractors, Inc. *the within named bargainor, a corporation, and that he as such* Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer *.....*

Witness my hand and seal, at office in Nashville, Tennessee
this 25th *day of* September *, 19* 84.

Stephen B. Smith
Notary Public

Commission expires 1-20-85

SEAL 2155 NOTARY PUBLIC

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IDENTIF. REFERENCE

SEP 25 3 46 PM '84

REGISTER
DAVIDSON COUNTY, TN

DEED

Haury & Smith Contractors, Inc.

Sr.

of
Company
American Center

SSEE 37238

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
			50900.00- CAMT. 132.34 CSTAX. .50 PRFEE 6.00 WDEED CHECK 138.84- 3301A09/25/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 0 4 2

IDENTIF. REFERENCE

SEP 25 3 44 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 0071754