BK413

Loan #01-550324-5

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,900.00

Steven L. Ware
Affiant

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

Notary Public

My Commission Expires JULY 27 1988

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY BOOK 6445 PAGE 263

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Ware et ux (NAME)	Fidelity Federal S & L Association (NAME)	98-2-32
5205 Alyadar Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	04D-51228
Hermitage, Tennessee 37076 (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, C. WAYNE GRIMES AND WIFE, SUSAN LEE GRIMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN L. WARE AND WIFE, REBECCA WARE

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. 69 on the Plan of Roxborough Subdivision, of record in Book 5200, page 63, said Register's Office.

Said Lot No. 69 fronts 94.99 feet on the westerly side of Alyadar Drive and runs back 142.49 feet on the northerly line and 216.32 feet on the southerly line to a line in the rear which measures 120.30 feet thereon.

Being the same property conveyed to C. Wayne Grimes, unmarried by deed from Randall Phillips Builders, Inc. as of record in Book 5696, page 575, said Register's Office.

The said C. Wayne Grimes and Carl Wayne Grimes are one and the same person.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Dec 11 2 12 PM '84
IDENTIF. REFERENCE

16922.7

CHECK

This is unimproved ( ) improved (X) property, known as 5205 Alyadar Drive (House Number) (Street) Hermitage, (P. O. Address) Tennessee (City or Town) 37076 (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 6th day of December, 19 84

C. Wayne Grimes
C. Wayne Grimes

Susan Lee Grimes
By: Carl Wayne Grimes
Carl Wayne Grimes, Attorney in fact

4295

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 C. Wayne Grimes

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 19 84.

Commission Expires My Commission Expires JULY 27, 1986

Notary Public

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 _____

01-550324-5

WARRANTY DEED

FROM C. Wayne Grimes and wife, Susan Lee Grimes

TO Steven L. Ware and wife, Rebecca Ware

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of December, 1984, before me personally appeared Carl Wayne Grimes, to me known to be the person who executed the foregoing instrument in behalf of Susan Lee Grimes and acknowledged that he executed the same as the free act and deed of said Susan Lee Grimes.

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

Notary Public

My Commission expires:

My Commission Expires JULY 27, 1986

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

82900.00- CAMT.
215.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 222.04-
4295A12/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-6.9 2 2 7.

IDENTIF. REFERENCE:

Dec 11 2 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92147