B047

FORM NO. WD-1

BOOK 6478 PAGE 516

JAN 22 12 52 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.7.8.1.6.4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Caren Connelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JANUARY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/24/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL H. PALMER (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN (NAME)	116-3
127 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	85
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219-9985 (CITY) (STATE) (ZIP)	7DA 9685

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, I, PATRICIA E. RIDDLE, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL H. PALMER and CAREN M. CONNELLY, both single people,

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 the northerly 50 feet of Lot No. 74 on the Map of Kenner-Manor Land Company's Subdivision as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 Fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Patricia E. Riddle, unmarried, by deed from George H. Coffman and wife, Juanita Coffman, of record in Book 6147, page 549, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 6147, page 552, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is { unimproved ( ) / improved (X) } property, known as 127 Kenner Avenue, Nashville, Tennessee 37205
(House Number) (Street) (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 12th day of JANUARY, 19 85

Patricia E. Riddle

PATRICIA E. RIDDLE

01/22 315.80- CHECK

3178

BOOK 6478 PAGE 517

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named PATRICIA E. RIDDLE, a single person,

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 12th day of JANUARY, 1985.

Commission expires 10/15/86

_____
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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

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

RECEIVED OF _____ BOOK 6478 PAGE 518

FOR _____

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
			60500.00- CAMT.	
			209.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	215.80-
			5178A01/22/05 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 1 6 4

IDENTIF. REFERENCE

JAN 22 12 51 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102751