BOOK 6669 PAGE 600 (BOOK 14 PAGE 487)

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 85

Notary Public

MY COMMISSION EXPIRES: May 31, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (615) 259-4330
RUSSELL B. ENNIX, 330 CHARLOTTE AVENUE, SUITE 427, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRENE M. SANDERS, ET AL (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	81-14-132
1503 - 24th AVENUE NO. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
NASHVILLE, TN 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2W-34000

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, Earl Carl Alston, Jr., and Hubert Edwin Alston, both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irene M. Sanders & Carrie F. Sanders

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:

Being Lot No. 45 on the revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for said County.

Said Lot No. 45 fronts 62 feet on the westerly side of 24th Avenue North and runs back 96.2 feet on the northerly line and 68 feet on the southerly line, to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Earl C. Alston, Sr., and wife, Frances W. Alston by warranty deed from Ajax Development Company, dated October 5, 1956, as of record in Book 2597, page 449, Register's Office of Davidson County, Tennessee. The said Earl C. Alston, Sr., having since died on or about August 1984, and his wife, the said Frances W. Alston having acquired said property as tenant by the entirety. The said Frances W. Alston having since died on or about January 20, 1985 leaving a Last Will and Testament as of record in Will Book 149, page 866, Probate Court Clerk's Office of Davidson County, Tennessee, wherein she devised the subject property to her sons, Earl Carl Alston, Jr., and Hubert Edwin Alston, the grantors herein.

This is unimproved ( ) improved (X) property, known as 1503 - 24th Avenue North, Nashville, TN 37208
(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. Restrictive covenants of record in Book 2499, page 171, said Register's Office.

Witness our hands this 9th day of September, 19 85

Earl Carl Alston, Jr.
EARL CARL ALSTON, JR., an unmarried person

Hubert E. Alston
HUBERT EDWIN ALSTON, an unmarried person

STATE OF COLORADO
COUNTY OF ARAPAHOE

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Earl Carl Alston, Jr., an unmarried person

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Arapahoe County, Colorado, this 9th day of September 19 85

Commission expires 10/11/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared Hubert Edwin Alston, Unmarried

and _____ with whom I am personally acquainted and who
(his oath) (himself)

acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1985.

Notary Public

My Commission expires:
10/24/88

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

EARL C. ALSTON, JR., et al

TO

IRENE M. SANDERS, et al

IDENTIFICATION REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILED
OCT 1 12 34 PM '85
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

4 0 6 4 9

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

37500.00- CAMT.
97.50 CSTAX
.50 PRFE
6.00 MDEED
CHECK 104.00-
2084A 10/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40649

IDENTIFICATION REFERENCE

OCT 1 12 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177667