512589-3

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Roger K. Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 19 85

Linda Anderson
Notary Public

My Commission Expires J.N. 13, 1987

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LN#01-512589-3

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey and Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER K. FARMER ET UX (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	98-1-122
5701 St. Charles Ct. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	4D-90792
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 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 & L BUILDERS, A PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER K. FARMER AND WIFE, KAREN S. FARMER

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. 12 on the Plan of St. Charles Place, of record in Book 5200, page 692, said Register's Office.

Said Lot No. 12 fronts for a total of 95.79 feet on the southerly side of St. Charles Court and fronts 109.32 feet on the westerly side of New Hope Road, said frontages being joined by a curve which measures 40.87 feet and runs back 146.00 feet on the southerly lot line and 110.14 feet on the westerly lot line to a point of intersection.

Being the same property conveyed to J & L Builders, a partnership, by deed from C. E. Hooper, Trustee, of record in Book 6649, page 777, said Register's Office.

unimproved ( ) This is improved (X) property, known as 5701 St. Charles Court (House Number) (Street) Hermitage (P. O. Address) (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 _____ hand _____ this 17th day of December, 1985

J & L BUILDERS, A PARTNERSHIP

By: Leroy W. Pavlet

James E. Powell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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___.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned 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___.

Commission Expires_____ _____Notary Public

WARRANTY DEED

FROM

J & L BUILDERS, A PARTNERSHIP

TO

ROGER K. FARMER AND WIFE,
KAREN S. FARMER

63039

IDENTIFICATION REFERENCE

DEC 20 2 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy Anderson, a Notary Public of the State and County aforesaid, personally appeared Larry W. Powell and James L. Powell with whom I am personally acquainted, and who upon oath, acknowledged them self to be partners of J & L Builders, a partnership, the within named bargainor, a partnership, and that they as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by them self as partner.

Witness my hand and seal, this 17th day of December, 1985.

JUDY ANDERSON NOTARY PUBLIC AT LARGE STATE OF TENN. ESSEE

Judy Anderson
Notary Public

My Commission expires: My Commission Expires JAN. 22, 1987

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

935[illegible].00- [illegible]
843.10 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 849.60-
0010A12/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63039

IDENTIFI REFERENCE

Dec 20 2 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203741