B0414

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Timmons, Sr. (NAME)	Fidelity Federal Savings & Loan (NAME)	43-6-121
613 Anderson Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11D-23800
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	BOOK 6781 PAGE 292

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, Claude H. Claytor, Jr. and wife, Rebecca W. Claytor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Timmons, Sr. and wife, Linda L. Timmons

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. 45 on the Plan of Fairview Subdivision, Section 2, as of record in Book 3600, page 6, said Register's Office.

Said Lot No. 45 fronts 74.0 feet on the northerly side of Anderson Lane and runs back 140.3 feet on the westerly lot line and runs back 143.8 feet on the easterly lot line to a line in the rear which measures 74.0 feet thereon.

Being the same property conveyed to Claude H. Claytor, Jr. and wife, Rebecca W. Claytor by deed from Norman C. Gentry and wife, Peggy M. Gentry as of record in Book 4488, page 80, said Register's Office.

7.5.475

IDENTIFICATION REFERENCE

FEB 11 2 59 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 613 Anderson Lane, Madison, Tennessee 37115
(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 their hands this 10th day of February, 19 86

~~Claude H. Claytor, Jr.~~ Claude H. Claytor Jr.

~~Rebecca W. Claytor~~ Rebecca W. Claytor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude H. Claytor, Jr. and wife, Rebecca W. Claytor

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

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 19 86.

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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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

Claude H. Claytor, Jr. and wife,
Rebecca W. Claytor

TO

Robert L. Timmons, Sr. and wife,
Linda L. Timmons

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
392BA02/M/BE BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5475

IDENTIFI REFERENCE

FEB 11 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218484