ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Dennis E. Conniff, III	Fidelity Federal Savings & Loan	115-13-18
(NAME)	(NAME)	
763 Rodney Drive	4th at Union	8DZ 61835
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Nashville, TN. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6834 PAGE 13

WARRANTY DEED

For and in consideration of the sum of One hundred six thousand and no/100---------
---------- DOLLARS
cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged including the grantees express agreement to assume and pay the unpaid balance of that certain note in favor of Fidelity Federal Savings & Loan Association evidenced by deed of trust of record at Book 5383, page 809, said Registers office, then

WE Steven M. Tate, and wife, Miriam B. Tate , the grantors

have bargained and sold, and by these presents do transfer and convey unto the said
Dennis E. Conniff, III and wife Rachel B. Conniff

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 205 on the plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 & 62, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being all the same property conveyed to the grantors herein by deed of record at Book 5892, page 420, said Register's Office.

This conveyance is subject to 1986 property taxes, which have been pro rated and the grantees assume in full, restrictive covenants of record at Book 3789, page 119, RODCT, to the limitations shown on the plan of record at Book 3600, pages 61 and 62, RODCT, and to the beforementioned deed of trust at Book 5383, page 809, RODCT..

93247

IDENTIFICATION REFERENCE

APR 21 2 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) property, known as 763 Rodney Drive, Nashville, TN. 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 18th day of April, 19 86.

Steven M. Tate

Miriam B. Tate

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6834 PAGE 14

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Steven M. Tate, and wife, Miriam B. Tate

the bargainor s, 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, TN. this 18th day of April, 19 86.

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 106,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 18th day of April, 19 86.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name Address

WARRANTY DEED

FROM Steven M. Tate, and wife

TO Miriam B. Tate

Dennis E. Conniff, III
and wife,
Rachel B. Conniff

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6834 PAGE 15

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
			106000.00- CAMT.	
			275.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 288.10-	
5160A	04/21/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93247

IDENTIFICATION REFERENCE

APR 21 2 15 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 239208