THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carolene B. Cothren	Fidelity Federal	Map 52-2
5387 Lichton Pk.	Savings & Loan Assoc.	Parcel 258
Goodlettsville, Tn. 37072	4th & Union Street	11D-42865
	Nashville, Tennessee	

MORTGAGEE: Fidelity Federal Savings & Loan Association

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated October 31, 1979, executed by David L. Hall and wife, Tina D. Hall to Vaden Lackey, Jr., Trustee, of record in Book 5524, page 361, Register's Office, Davidson County, Tennessee, payable to the order of Fidelity Federal Savings & Loan Association of Nashville in the original principal amount of $29,050.00, payable as set forth therein, I, OMMER CLYDE BLAIR, a single man, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said CAROLENE B. COTHREN, hereinafter referred to as the "GRANTEE", her 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. 9 on the Plan of Rainbow Terrace, Section 2-B, as of record in Book 1835, page 85, said Register's Office.

Said Lot No. 9 fronts 160.9 feet on the north side of Neely's Bend Road, and runs back 311.3 feet on the east line and 302.2 feet on the west line, to a dead line on which measures 170.5 feet.

Being the same property conveyed to Omer Clyde Blair, by deed from Carolene B. Cothren, of record in Book 6739, page 143, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except (1) 1987 State & County taxes, a lien, assumed in full by the Grantee without proration, (2) Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 6316, page 58, and (3) Plan of record in Book 1835, page 85, said Register's Office, shows Owner's Certificate, 40 foot setback line from Neelys Bend Road, 10 foot easement for utility and drainage along the rear line, and locates a TVA easement along the easterly portion of said lot.

And I, the GRANTOR, do further covenant and bind myself, my, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 19th day of February, 1987.

Omer Clyde Blair
OMER CLYDE BLAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OMER CLYDE BLAIR, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 19th day of February, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,544.00.

Affiant

Sworn to and subscribed before me, this the 19th day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 1-19-88

95949

IDENTIFICATION REFERENCE

FEB 23 9 33 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 243

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

27544.00- CAMT.
77.00 CSTAX
.50 PRFEE
9.00 WDCCD
CHECK 86.50-
2940A02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 5. 9. 4 9.

IDENTIFICATION REFERENCE

FEB 23 9 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48253