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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 $

$63,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 87.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane (ADDRESS) Nashville, Tn. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beatrice E. St. John and Joy Ann Tutino (NAME)	Same (NAME)	Map 78-16-A
147 Cumberland Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 147 CO
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	03DZ-89700

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, Fidelity Federal Savings and Loan Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beatrice E. St. John and Joy Ann Tutino as tenants in common with right of survivorship

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 Unit No. 147 on the Plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Fidelity Federal Savings and Loan Association by Thomas T. Pennington, Successor Trustee of record in Book 7147, page 408, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Declaration of Covenants, Conditions and Restrictions for Cumberland Trace of record in Book 6218, page 538, and such easements and setback lines of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee.

Taxes for 1987 have been pro-rated and assumed by Grantee.

This is ( ) unimproved (XX) improved property, known as 147 Cumberland Trace (House Number) (Street) Nashville, TN 37214 (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 unincumbered 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 my hand this 19th day of June, 19 87

Fidelity Federal Savings and Loan Association of Tennessee

By:

William T. McMahan, Assistant Vice President, Loan Servicing

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Nashville, Tennessee, this 19 day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William T. McMahan and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Assistant Vice President, Loan Servicing and xxxxxxxxxxxxxxxxxxxx respectively of the Fidelity Federal Savings and Loan Association of Tennessee the within named bargainor, a corporation, and that (he) as such Assistant Vice President and xxxxxxxxxxxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William T. McMahan as such Assistant Vice President and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of June, 19 87

My commission expires 2-9-89

_____
Notary Public

WARRANTY DEED

FROM
Fidelity Federal Savings and Loan Association of Tennessee

TO
Beatrice E. St. John and Joy Ann Tutino

3 6 6 3 4

IDENTIFICATION REFERENCE

JUN 22 11 57 PM '87

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

63500.00- CASH
177.00 STAX
.50 PRFEE
6.00 MDEED
CHECK 134.30-
1854AD6/20/87 BAL .07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38694

IDENTIFI REFERENCE

JUN 22 12 57 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 96096