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4099
551017-1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1987

Carol M. Clark
Notary Public

MY COMMISSION EXPIRES: May 23, 1989
(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
A.A. Birch, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	92-5-65
3408 Batavia Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	11W-05745
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, Mercer M. Mance, Conservator, for Charity M. Mance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A.A. Birch, Jr., unmarried

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. 57 on the Plan of College Hill Subdivision, Section 2 as of record in Book 2133, page 52, said Register's Office.

Said Lot No. 57 fronts 75 feet on the northwesterly side of Batavia Street and runs back 186.5 feet on the northeasterly lot line, and 189.4 feet (198+ field measurement) on the westerly lot line, to a line in the rear which measures 54.2 feet thereon.

Being the same property conveyed to Charity M. Mance by deed from James A. Taylor and wife, Ivory May Taylor as of record in Book 3369, page 503, said Register's Office. The records of the Probate Court for Davidson County, Tennessee indicate that Mercer M. Mance conservator of the Estate of Charity M. Mance.

47601

IDENTIFICATION

JUL 21 [illegible] AM 1987

[illegible]
DAVIDSON COUNTY, TN.

This is (unimproved XX / improved ( )) property, known as 3408 Batavia Street, Nashville, Tennessee 37208
(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 his hand this 16th day of July, 19 87

Mercer M Mance

Mercer M. Mance, Conservator

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 Mercer M. Mance, Conservator, for Charity M. Mance

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1987.

Carol M. Clark Notary Public

Commission Expires May 13, 1989

STATE OF TENNESSEE
Davidson County

Before me, _____ 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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Mercer M. Mance, Conservator, for Charity M. Mance

TO
A.A. Birch, Jr., unmarried

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

CASH
CHECK
.50
.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47601

IDENTIFICATION REFERENCE

JUL 21 AM 1987

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106133