5049
250040-4
Box 14

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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 $ 85,000.00

Steven L. Higdon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 88

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
Steven L. Higdon (NAME)	Fidelity Federal Savings & Loan (NAME)	115-12-49
324 Randall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	6DU-31125
Nashville, Tennessee 37211 (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, Ronald A. Tuttle and wife, Elizabeth S. Tuttle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Higdon and wife, Deborah W. Higdon

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. 1 on the Plan of Crievewood of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts a total of 100.00 feet on the northerly side of Randall Drive and runs back 221.7 feet on the easterly lot line and 157.1 feet on the westerly lot line to a line in the rear which measures 91.7 feet thereon.

Being the same property conveyed to Ronald A. Tuttle by deed from Edward Shaub and wife, Rena Shaub as of record in Book 5621, page 169, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 2331, page 99, said Register's Office, shows an Owner's Certificate, a 80 foot minimum building setback line from Randall Drive, a 10 foot public utility easemento on the westerly and rear lot lines and a utility overhang easement along the front lot line.

Restrictions contained in instrument of record in Book 2491, page 278, said Register's Office.

This is improved ( ) unimproved ( ) property, known as 324 Randall Drive, Nashville, Tennessee 37211
(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 seised 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~~ hand ~~s~~ this ~~30th~~ day of ~~August~~, 19 ~~88~~

Ronald A. Tuttle

Elizabeth S. Tuttle

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 Ronald A. Tuttle and wife, Elizabeth S. Tuttle

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 30th day of August, 1988.

Judy S. Miller Notary Public

Commission Expires 10/24/88

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
Ronald A. Tuttle and wife, Elizabeth S. Tuttle

TO
Steven L. Higdon and wife, Deborah W. Higdon

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

64692

SEP 2 2 56 PM '88

RECEIVED FOR RECORD

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	85000.00
CON TX	280.50
PRFEE	0.50
WDEED	6.00
TOTAL	287.00
CHECK	287.00

64692

IDENTIFICATION REFERENCE

SEP 2 2 56 PM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

02/98 01 14:57 0001 3734

No. 130802