BOOK

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,640.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF March 1989

Notary Public

MY COMMISSION EXPIRES: 4/9/89
(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas E. Templeton (NAME)	Fidelity Federal Savings & Loan Association (NAME)	MAP 94-12
5600 Country Drive, No. 183 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 35
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	03DZ37750

FOR AND 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, John D. Terry and wife, Brenda Terry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Templeton and wife, Josephine P. Templeton

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 Lot No. 30 on the Plan of Clovernook Subdivision, of record in Plat Book 2900, page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John D. Terry and wife, Brenda Terry, by deed from James L. Shelton and wife, Osalene S. Shelton, of record in Book 5166, page 471, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2994, Page 126, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John D. Terry and wife, Brenda Terry, to Vaden Lackey, Jr., Trustee, for Fidelity Federal Savings & Loan Association, dated July 1, 1977, and filed for record in Book 5166, Page 473, Register's Office for said County, with an unpaid principal amount of approximately $28,098.07, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Power of attorney of record in Book 7803, Page 30, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 1713 Lawncrest Drive, Nashville, TN 37210
(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 heir 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 covey 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 our hand s this 24th day of March, 1989

Brenda Terry
Brenda Terry

John D. Terry by Brenda Terry
Attorney in fact
John D. Terry

BOOK 7803 PAGE 36

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 Brenda Terry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1989.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for 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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

1997

MAR 28 4 05 PM '89

9902 03/28 0101 03CHECK 186.68

WARRANTY DEED

FROM

John D. Terry
Brenda Terry

TO

Thomas E. Templeton
Josephine P. Templeton

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

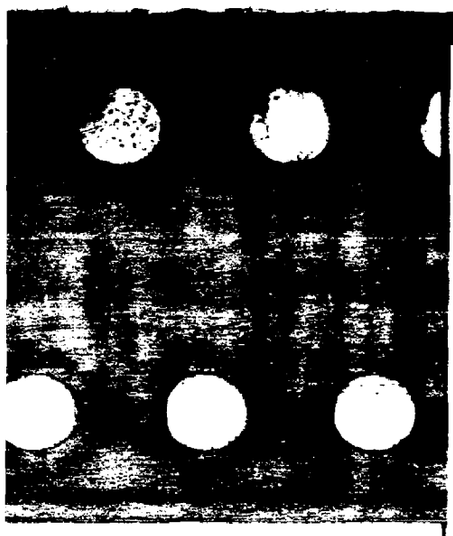
STATE OF TENNESSEE
COUNTY OF DAVIDSON

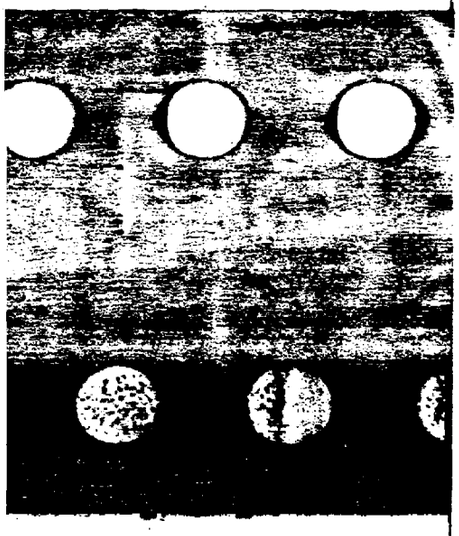
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brenda Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John D. Terry as his attorney in Fact as the free act and and deed of the within named John D. Terry.

Witness my hand and offical seal at Nashville, Tennessee the 24th day of March 1989.

My Commission Expires: 9/9/89

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 37

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

CAMT 54640.31
CON TX 180.18
PRFEE 0.50
WDEED 6.00
TOTAL 186.68
CHECK 186.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/89 01 16:06 0001 9902

1997.3

IDENTIFICATION REFERENCE

Mar 28 4 05 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 194382