2067.2.

IDENTIFICATION

Mar 30 3 44 PM '89

RUSH

BOOK 7805 PAGE 210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 83,479.88

Jennie Sue O'Saile
Affiant

Subscribed and sworn to before me this the 30th day of March, 1989.

Notary Public

My commission expires: 9-30-92

This is improved property known as 706 Windsor Trace, Goodlettsville, TN 37072.

Loan No. 320085-7

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennie Sue O'Saile	Fidelity Federal	Map 26-7
706 Windsor Trace	401 Union Street	Parcels 151.00
Goodlettsville, TN 37072	Nashville, TN 37219	GO-20743

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry Alan Gildea and wife, Bonnie Sue Gildea, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jennie Sue O'Saile, an unmarried person, hereinafter called 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. 229 on the Plan of Windsor Green, Phase II, Section 1, as of record in Book 6250, page 988, corrected in Book 7205, page 890, said Register's Office.

Said Lot No. 229 fronts 87.55 feet on the west margin of Windsor Trace and runs back 94.30 feet on the south line and 113.30 feet on the north line to a line in the rear which measures 61.01 feet thereon.

Being the same property conveyed to Larry Alan Gildea and wife, Bonnie Sue Gildea by deed from Phillips Builders, Inc. as of record in Book 7460, page 347, said Register's Office.

Subject to a deed of dedication easement of record in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

Subject to a driveway easement of record in Book 6705, page 704, Register's Office for Davidson County, Tennessee.

The Grantee herein expressly assumes a Deed of Trust of record in Book 7460, Page 350, Register's Office for 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 we do covenant with the said GRANTEE 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,* 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 GRANTEE, her 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.

* Except as set forth above.

Witness our hands this 30th day of March, 1989.

LARRY ALAN GILDEA

BONNIE SUE GILDEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

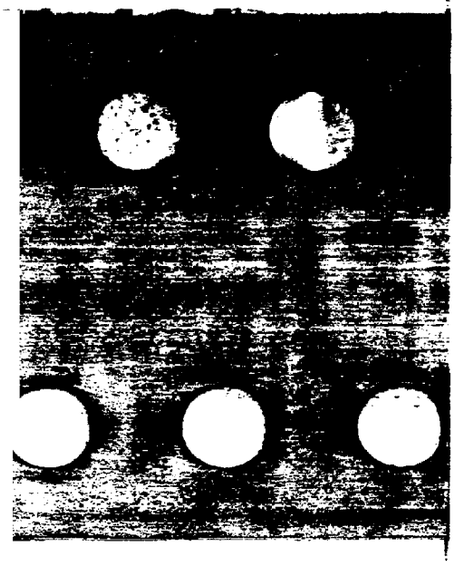
Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry Alan Gildea and wife, Bonnie Sue Gildea, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

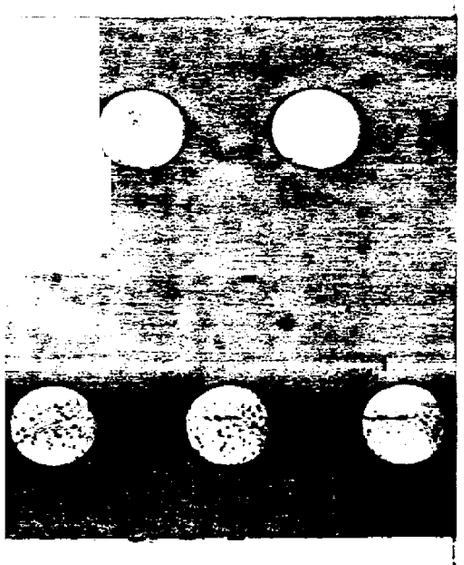
Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1989.

NOTARY PUBLIC

My commission expires: 9-30-92

0749 03/30 0101 03CHECK 282.05





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

RECEIVED OF _____

FOR _____

BOOK 7805 PAGE 212

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 83479.88
CON TX 275.55
PRFEE 0.50
MDEED 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK — TOTAL 282.05
CHECK 282.05

03/30/89 01 15:45 0001 0749

20672

IDENTIFICATION REFERENCE

MAR 30 3 44 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195218