BOOK 8176 PAGE 461 FILE IN BOX #14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } File #6612

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS [redacted]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH C. TROTTER, unmarried	FIDELITY FEDERAL BANK, a Federal	Map 092-13
(NAME) 276 38th Avenue, North	(NAME) 401 Union Street	Parcel 263
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, ANNE BENEDICT PAINE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH C. TROTTER, 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. 75 on the Plan of Valley View Subdivision, Section II, as of record in Book 2330, page 103, Register's Office for Davidson County.

Said Lot No. 75 fronts 60 feet on the easterly side of 38th Avenue, North, and runs back 123.28 feet on the northerly line and 122.75 feet on the southerly line, to an alley in the rear on which it measures 60 feet.

Being the same property conveyed to Anne Benedict Paine by deed from David R. Stidham and wife, Sheryl S. Stidham as of record in Book 5364, page 195, Register's Office for Davidson County.

This conveyance is subject to restrictive covenants of record in Book 2446, Page 146, and Book 2640, page 203 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

50060

IDENTIFICATION

AUG 16 2 54 PM '90

FEE $ WILLIAM R. BOYD JR. REGISTER DAVIDSON COUNTY

unimproved ( )
This is improved XX) property, known as 276 38th Avenue, North, Nashville, TN 37209
(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 her hand this 15th day of August, 19 90

Anne Benedict Paine

ANNE BENEDICT PAINE, unmarried

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE BENEDICT PAINE, unmarried

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 15th day of August, 1990.

Commission Expires 7/24/93

Notary Public

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___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
ANNE BENEDICT PAINE, unmarried

TO
SARAH C. TROTTER, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0667 08/16 0101 03CHECK 139.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **8176** PAGE **463**

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.00
				CHECK 139.00

08/16/90 01 14:57 0001 0667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50060

IDENTIFICATION

AUG 16 2 54 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 347092