File in Box # 14

FORM NO. WD-1
6870-2

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 11/10/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MARY H. SCHUSTER, UNMARRIED (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 117-5
3604 Sperry Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 9
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 7DA-23865

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, ROBERT BLYTHE TUCKER, SR. AND JULIA PAGE TUCKER RHYNE, as Devisees under the Will of MARTHA ELLA PAGE TUCKER, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY H. SCHUSTER, UNMARRIED AND CHARLES W. HAWKINS, III, as joint tenants with right of survivorship

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. 52 on the Plan of Henry Sperry Subdivision, as of record in Book 974, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 100 feet on the northerly side of Sperry Avenue and extends back 188 feet 2 inches on the westerly line and 203 feet 1 inch on the easterly line, to a dead line, on which it measures 101 feet 2 inches.

BEING the same property conveyed to Cecil B. Tucker and wife, Martha E. Tucker, by Deed from J. Y. Lacefield and wife, Marion D. Lacefield, of record in Book 1641, Page 43, Register's Office for Davidson County, Tennessee. Both parties having since died, the said Cecil B. Tucker predeceasing Martha E. Tucker. As devisees under the Will of Martha Ella Page Tucker, deceased, said property was conveyed to Robert Blythe Tucker, Sr., and Julia Page Tucker Rhyne, of record in Will Book 171, Page 152, Probate Court of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Said property is not the principal place of residence of the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 3604 Sperry Avenue, Nashville, TN 37215
(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 our their hands s this 14th day of December, 19 90

ROBERT BLYTHE TUCKER, SR., INDIVIDUALLY

JULIA PAGE TUCKER RHYNE

ROBERT BLYTHE TUCKER, SR., EXECUTOR
for the estate of MARTHA ELLA PAGE TUCKER

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 ROBERT BLYTHE TUCKER, SR., INDIVIDUALLY, AND ROBERT BLYTHE TUCKER, SR., EXECUTOR, AND JULIA PAGE TUCKER RHYNE

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 14th, day of December, 1990.

Notary Public

Commission Expires 11/10/91

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

ROBERT BLYTHE TUCKER, SR. AND JULIA PAGE TUCKER RHYNE, as devisees under the will of MARTHA ELLA PAGE TUCKER, deceased

TO

MARY H. SCHUSTER, UNMARRIED AND CHARLES W. HAWKINS, III

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

80017

IDENTIF. REFERENCE

DEC 17 11 27 AM '90

FELIX Z. HUDDLESTON, JR.
DAVIDSON COUNTY TN

9887 12/17 0101 03CHECK 526.75

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

CAMT 157500.00
CON TX 519.75
PRFEE 1.00
WDEED 6.00
TOTAL 526.75
CHECK 526.75

12/17/90 01 11:27 0001 9887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80017

IDENTIF. REFERENCE

DEC 17 11 27 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382303