File Box 14
7601-3

FORM NO. WD-1

BOOK 8451 PAGE 667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September, 1991.

Notary Public

MY COMMISSION EXPIRES: 11/10/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM HOUSTON MORAN (NAME)	FIDELITY FEDERAL BANK (NAME)	Map 130-07
4010 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 073
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	07DA-34005

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, KENNETH W. LUNDSTROM AND WIFE, KATHRYN L. LUNDSTROM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM HOUSTON MORAN, 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 part of Lots 221 and 222 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County and being shown as an unnumbered tract on the northerly side of Iroquois Place on the Map of a re-subdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for Davidson County described as follows:

BEGINNING at a point in the northerly margin of Iroquois Place, 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office; thence along said Vance's easterly line, north 6 deg. 40' East 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office; thence along Karr's west line, south 1 deg. West 272.33 feet, more or less, to the north margin of Iroquois Place; thence with the margin of same westerly 140.1 feet to the beginning.

BEING the same property conveyed to Kenneth W. Lundstrom and wife, Kathryn L. Lundstrom, by Deed from Ralph E. Sonntag and wife, Laura K. Sonntag, of record in Book 7780, Page 624, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2496, Page 355, Book 2496, Page 359, Book 2496, Page 369, Book 2496, Page 363, and Book 2496, Page 371, 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.

This is unimproved ( ) improved (XX) property, known as 4010 Iroquois Avenue, Nashville, TN 37205
(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 hands this 25th day of September, 19 91

Kenneth W. Lundstrom
KENNETH W. LUNDSTROM

Kathryn L. Lundstrom
KATHRYN L. LUNDSTROM

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Lundstrom and wife, Kathryn L. Lundstrom

the bargainor s, 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 25th day of September, 1991.

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 _____

5.00 I.O

IDENTIFICATION REFERENCE

SEP 27 2 22 PM '91

WARRANTY DEED

FROM

KENNETH W. LUNDSTROM AND WIFE,
KATHRYN L. LUNDSTROM

TO

SAM HOUSTON MORAN, UNMARRIED

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

4664 09/27 0101 03CHECK 697.05



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

RECEIVED OF _____

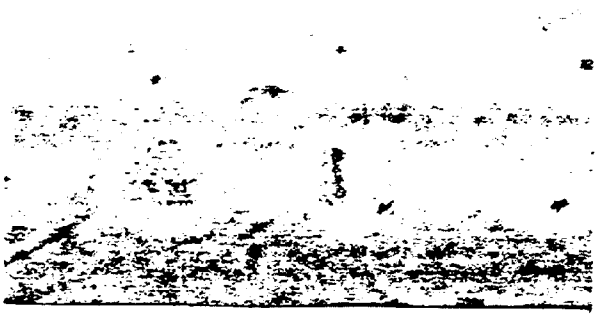
FOR _____

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CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED				PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL PAID

CAMT
186500.00
CON TX 690.05
PRFEE 1.00
WDEED 6.00
TOTAL 697.05
CHECK 697.05

09/27/91 01 14:22 0001 4664
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5.0 I I.0

IDENTIFT REFERENCE

SEP 27 2 22 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 462836