THIS INSTRUMENT WAS PREPARED BY
PEDIGO AND SAINDON
ATTORNEYS-AT-LAW
STAHLMAN BLDG.
NASHVILLE, TENN.

WARRANTY DEED

BOOK 4676 PAGE 538

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. Porter McKee, Jr.(Single)	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	
304 Manchester Avenue	226 Third Avenue North	83-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Nashville, Tennessee 37219	145
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by E. Porter McKee, Jr., and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James G. Hughes, David C. Hughes, and David E. Hughes,

have this day bargained and sold, and do hereby transfer and convey unto the said E. Porter McKee, Jr., Single

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of lot No. 52, on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office of said County, and lot No. 1 on the Plat of the Rosebank Subdivision of the J. W. C. Church Tract, as of record in book 547, page 48, Register's Office for said County, described according to a survey by Ralph W. C. Lambert, Surveyor, dated August 3, 1972, as follows:

Beginning at a point in the northerly margin of Rosebank Avenue, southwestwardly 587.2 feet from the northwest intersection of Rosebank Avenue and Preston Avenue, being the common corner of Lots Nos. 1 and 2 of Rosebank Subdivision mentioned above; thence with a line between said two lots north 02° 30' east 400 feet to an iron pin in the common corner of Lots Nos. 1, 2, 24, and 25, of said Rosebank Subdivision; thence with the southerly line of Lot No. 25, south 83° 45' west 101.3 feet to an iron pin; thence north 84° 05' west 108.8 feet to an iron pin; thence north 02° 30' east 12 feet to an iron pin; thence north 87° 30' west 60 feet to an iron pin; thence south 02° 30' west 58.8 feet to an iron pin; thence south 89° 04' east 30.2 feet to an iron pin; thence south 03° 45' west 380 feet to an iron pin in the northerly margin of Rosebank Avenue; thence with same, north 83° 45' east 243.1 feet to the point of beginning, containing 2.3 acres, more or less. Being part of the property conveyed to James G. Hughes, David C. Hughes and David E. Hughes, by deed from Melissa Hughes, a widow, of record in Book 4520, page 127, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 23rd day of January, 1973

James E. Elmore
Affiant

My commission expires: Aug. 20, 1973 (Affix Seal)

Notary Public

This is (unimproved / improved) property, known as 412 Rosebank Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

E. Porter McKee, Jr., Single

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. Porter McKee, Jr. Single

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* January, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James G. Hughes

David C. Hughes

David E. Hughes

BOOK 4676 PAGE 539

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dixie Greer, a Notary Public in and for said County and State, James G. Hughes and David E. Hughes

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 23rd day of January, 19 73

Dixie Greer Notary Public

Commission expires Aug. 20, 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____

CONV *7,000.00
TAX A* 18.20
PREFF A* .50
RECFEE A* 1.00
* 22.70

Witness my hand and seal, at office in _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, Ross A. Munger, a Notary Public in and for said County and State, David C. Hughes

the within named bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Harris County Texas this 15th day of January, 1973.

Ross A. Munger
Notary Public

My Commission expires 6-1-73

020,653-5

WARRANTY DEED

FROM James G. Hughes, et al

TO E. Porter McKee, Jr., Single

B 92804

IDENTIF. REFERENCE

JAN 29 3 00 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE