This instrument prepared by Mead & Mead Law Office, 108 Oak Valley Drive, Suite 202, Nashville, Tennessee 37207.

mail to

WARRANTY DEED

BOOK 4825 PAGE 916

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James David Joplin et ux	Security Federal S & L Assoc.	
(NAME)	(NAME)	
618 Lemont Drive	Union at 5th	61-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tn. 37219	Lot
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00

Ten & no/100 *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt is hereby acknowledged, including the assumption by the grantees of the unpaid balance of an indebtedness in the original principal amount of $14,750.00 payable to Security Federal Savings & Loan of Nashville, Tennessee; and secured by a Deed of Trust executed by I. J. Simpkins and wife, Robbie F. Simpkins to Everette A. Covington, Jr., Trustee, of record in Book 2942, Page 437, Register's Office for Davidson County, Tennessee. It is understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said grantees.

I, HELEN M. MILLER hereinafter called the grantor

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES DAVID JOPLIN AND WIFE, NORMA P. hereinafter called the grantees

~~HEIRS~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office for said County,

Said Lot No. 226 fronts 89.34 feet on the southeasterly side of Lemont Drive and extends back 245.5 feet on the northeasterly line and 203.5 feet on the southwesterly line to a dead line, measuring 98.74 feet thereon.

Being the same property conveyed to Helen M. Miller by deed from I. J. Simpkins and wife, Robbie F. Simpkins, of record in Book 4045, Page 373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 2702, Page 79, said Register's Office; set-back and easements lines as shown on the Plan of record in Book 2663, Page 34, said Register's Office; and Metro Sewer easement of record in Book 4131, Page 793, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 25,500.00

Subscribed and sworn to before me, this the 14th day of June 19 74

Affiant James David Joplin

My commission expires: 10-26-77 (Affix Seal)

Notary Public Eleanor T. Mead

E. T. MEAD NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 618 Lemont Drive, 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

grantees, their

~~HEIRS~~

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

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

~~HEIRS~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14th *day of* June, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen M. Miller

HELEN M. MILLER

BOOK 1825 PAGE 917

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eleanor T. Mead *a Notary Public in and for said County and State,* Helen M. Miller

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

Witness my hand and official seal at Nashville *this* 14th *day of* June, *19*74

Eleanor T. Mead *Notary Public*

Commission expires 10-26-77

ELEANOR T. MEAD NOTARY PUBLIC LARGE STATE OF TENNESSEE

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* .....

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

.....*Notary Public*

Commission expires .....

JUN 18 74 CONV 25,500.00
JUN 18 74 S'TAX A* 66.30
JUN 18 74 PR'FEE A* .50
JUN 18 74 W'DEED A* 4.00 * 70.80

WARRANTY DEED

FROM

TO

C 59197

IDENTIF. REFERENCE

JUN 18 11 26 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS