This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville TN 37201

BOOK 4850 PAGE 255

WARRANTY DEED

G-237702-Pioneer

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas C. Alsup et ux	First Federal Savings & Loan	OH - 15305
(NAME) 854 Forest Acres Drive	(NAME) Fourth Ave. N. at Union St.	146-14-22
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37220	(STREET ADDRESS) Nashville TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $36,500.00, to First Federal Savings & Loan Association secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 4646, page 442, Register's Office for Davidson County, Tennessee, payable as therein specified,

I, James P. O'Dwyer,

have this day bargained and sold, and do hereby transfer and convey unto the said
T.
Thomas C. Alsup and wife, Linda Alsup,

their *(successors), heirs and assigns,*

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

Being Lot No. 18 on the Map of Forest Acres Subdivision, Section Three, as of record in Book 1424, page 56, Register's Office for said County.

Said Lot No. 18 fronts 251 feet on the west side of Forest Acres Drive and runs back between lines, 295.6 feet on the south line and 388.5 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 235.5 feet.

Being the same property conveyed to James P. O'Dwyer, by deed from Leonard E. Hall and wife, Myrtle Johnson Hall, of record in Book 4646, page 440, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $51,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 19 74.

Notary Public

My commission expires: March 27, 1977
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 854 Forest Acres Drive, Nashville TN 37220
(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
T.
Thomas C. Alsup and wife, Linda Alsup,

their *(successors),*

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,* except for abovementioned deed of trust assumed by Grantees.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and*
T.
forever defend the title to said real estate to said Thomas C. Alsup and wife, Linda Alsup,
their

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

Witness my *hand this* sixth *day of* September, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. O'Dwyer

Rita S. O'Dwyer by James P. O'Dwyer, Attorney in Fact under Power of Attorney in Book 4646 page 38 RODC Tn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James P. O'Dwyer, and James P. O'Dwyer, to me known to be the person who executed the foregoing instrument in behalf of Rita S. O'Dwyer and acknowledged that he executed same as the free act and deed of said Rita S. O'Dwyer *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 6th *day of* September, *19* 74.

Commission expires March 27, 1977 James R. Kent *Notary Public*

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 .....

SEP-9	CONV	51,000.00			
SEP-9	S'TAX		A*	132.60	
SEP-9	PR'FEE		A*	.50	
SEP-9	W'DEED		A*	4.00	* 137.10

WARRANTY DEED

FROM JAMES P. O'DWYER

TO THOMAS C. ALSUP et ux

C 70252

IDENTIF. REFERENCE

SEP 9 9 20 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Nixon-Kent Realty Co. Inc.,2535 Franklin Rd., Nashville, Tenn. 37204