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

Pioneer-0-239699

WARRANTY DEED

BOOK 4900 PAGE 31

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George D. Talley et al (NAME)	First Federal Savings & Loan (NAME)	5DU-17006
1504 Denise Court (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Map & Par
Antioch TN 37013 (CITY) (P O ZONE) (STATE)	Nashville TN 37219 (CITY) (ZONE) (STATE)	148-7-78

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 $22,650.00 to First Federal Savings & Loan Association, secured by a deed of trust to T. I. Holman, Jr., Trustee, and recorded in Book 4773, page 153, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, DANNY J. CLAXTON and wife, WANDA F. CLAXTON,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE D. TALLEY and PATRICIA MAE McKINNEY, as joint tenants, with right of survivorship,

their *(successors), heirs and assigns,*

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

Being Lot No. 805 on the Plan of Cherokee Hills, Section VIII, of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee.

Said Lot 805 fronts 65.0 feet on the easterly side of Denise Court and extends back 229.1 feet on the northerly line and 206.1 feet on the southerly line, to a dead line in the rear, measuring 104.6 feet thereon.

Being the same property conveyed to Danny J. Claxton and wife, Wanda F. Claxton, by deed from Charles Richard Andrews and wife, as of record in Book 4773, page 151, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 27th day of March, 19 75

Affiant Patricia Mae McKinney

My commission expires March 27, 1977 (Affix Seal)

Notary Public James R. Kent

Approved / Disapproved X property, known as 1504 Denise Court, Antioch TN 37013
(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
George D. Talley and Patricia Mae McKinney, as joint tenants, with right of survivorship, their *(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* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George D. Talley and Patricia Mae McKinney, as aforesaid, their

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

Witness our *hand*s this twenty-seventh *day of* March, 19 75*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wanda F. Claxton

Danny J. Claxton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Danny J. Claxton and wife, Wanda F. Claxton,

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* 27th *day of* March *, 19* 75.

ROBERT E. LEE DAVIDSON COUNTY, TENN. NOTARY PUBLIC

Commission expires March 27, 1977 *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 .....

MAR 31 75	CONV	26,500.00				
MAR 31 75	S'TAX		A*	68.90		
MAR 31 75	PR'FEE		A*	.50		
MAR 31 75	W'DEED		A*	4.00	*	73.40

WARRANTY DEED

FROM

DANNY J. CLAXTON etux

TO

GEORGE D. TALLEY and
PATRICIA MAE McKINNEY

C 92459

INDEXING REFERENCE

MAR 31 9 07 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail to: Lawrence Mtg. Co., Inc., 2535 Franklin Rd., Nashville, Tennessee 37204