ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George C. Forsyth (NAME)	First Federal of Nash (NAME)	F.H. - 17970
2004 Maplemere Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th Ave (STREET ADDRESS)	144-12
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nash Tenn 37219 (CITY) (STATE) (ZIP CODE)	12

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid by George C. Forsyth and wife, Ann S. Forsyth, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James E. Newman and wife, Marian C. Newman, hereinafter referred to as GRANTORS.

have bargained and sold, and by these presents do transfer and convey unto the said George C. Forsyth and wife, Ann S. Forsyth

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot no. 46 on the plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said county, said lot no. 46 fronts 181 feet on the east side of Maplemere Drive, as measured with a slight curve, and extends back 390 feet on the north line and 403 feet on the south line, to a dead line being a broken line on which it measures 183.5 feet.

This being the same property conveyed to James E. Newman and wife, Marian C. Newman by deed from Michael W. McMillen and wife, Wilma W. McMillen of record in Book 4596, page 830, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2004 Maplemere Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16 day of March, 1976.

Marian C. Newman

James E. Newman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baddyga, a Notary Public in and for said County and State, the within named James E. Newman and wife, Marian C. Newman

the bargainor, 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 16th day of March, 1976.

My commission expires 8-1-77 Notary Public V. L. Baddyga

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 86,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 16th day of March, 1976.

My commission expires 8-1-77 Notary Public V. L. Baddyga

NOTARY PUBLIC AT LARGE STATE OF TENN.

This instrument was prepared by: David A. Collins, Attorney at Law, 208 23rd Avenue, North, Nashville, Tennessee 37203
Name Address

MAR 16 76 ~~CONV~~ ~~86,000.00~~
MAR 16 76 S'TAX B* 223.60
MAR 16 76 PR'FEE B* .50
MAR 16 76 W'DEED B* 4.00 * 228.10

WARRANTY DEED

FROM James E. Newman and wife

TO Marian C. Newman

George C. Forsyth and wife

Ann S. Forsyth

D 40317

IDENTIF. REFERENCE

MAR 16 2 23 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Trust 940