THIS INSTRUMENT PREPARED BY:

5006 PAGE 909

DAVID B. HERBERT
ATTORNEY AT LAW
MARYVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
107-14-67	Mr/Mrs James A. Billings	First Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2DA-55075	921 Kipling Street	PROPERTY IS [X] IMPROVED [ ] UNIMPPOVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR 18 76 CONV 16,500.00
MAR 18 76 S'TAX B* 42.90
MAR 18 76 FR'FEE B* .50
MAR 18 76 W'DEED B* 4.00 * 47.40

JERRY W. BLAIR and ROBERT L. McGOWAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. BILLINGS and wife, TERRY L. BILLINGS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 158 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 and 95.

Said Lot No. 158 fronts 65 feet on the westerly side of Kipling Drive and runs back 158.8 feet on the northerly line and 151.8 feet on the southerly line, to a dead line measuring 54 feet thereon.

Being the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Minna Sullivan McGee, a widow, as of record in Book 4985, page 623.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 17th day of March, 1976.

Robert L. McGowan

Jerry W. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5006 PAGE 910

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry W. Blair the bargainor(s), 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 Nashville, Tennessee, this, the 17th day of March, 1976.

Mary Ann Selley
Notary Public

My commission expires: 8/20/78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert L. McGowan the bargainor(s), 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 Nashville,
this, the 18th day of March, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,500.00

James A. Billings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

D 40794

IDENTIF. REFERENCE

MAR 18 2 18 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:mas

FROM
JERRY W. BLAIR AND ROBERT L. McGOWAN

TO
JAMES A. BILLINGS AND WIFE

Fee paid

Please Return To:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

_____
Notary Public

My commission expires: