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Loan # 110945-7

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

John M. McLaughlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. MCLAUGHLIN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	M. 104-12
2107 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 47
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M.P

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herman Gray and wife, Lyvonne G. Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. McLaughlin and wife, An toinette M cLaughlin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Burch Homestead Tract, of record in Book 57, page 149, Register's Office for said County, described according to survey by John Kohl, dated May 12, 1976.

Said Lot No. 7 fronts 61 feet (62.5 F.M.) on the southerly side ofAcklen Avenue, formerly Burch Avenue, and extends back between lines measuring 151.4 feet (149.5 F.M.) on the easterly line being the westerly margin of a 10 foot alley; 151.4 feet (150.8 F.M.) on the westerly line (an established fence line) to another alley in the rear (Also a fence line) measuring 61 feet (58.9 F.M.) thereon.

Being the same property conveyed to Herman Gray and wife, Lyvonne G. Gray by deed from Mrs. W. L. Fox, a 1/7 undivided interest; Mrs. John Boyd Bean C. Garvis, a 1/7 undivided interest; Overton Bedford, a 1/7 undivided interest; Duncan Elmo Bedford, a 1/7 undivided interest; Doris Bedford, a 1/7 undivided interest; James Bedford, Jr. a 1/7 undivided interest and Lynn Bedford, a 1/7 undivided interest, as the devisees under the Will and Codicil of Sidney F. Nored in Will Book 88, page 123, County Court Clerk's Office for Davidson County, Tennessee; the said Lynn Bedford having deceased, and his 1/7 undivided interest being divided equally between his four children as follows: Lynn Vane Bedford, Jr., a 1/28 undivided interest; Cleo Howard Bedford, a 1/28 undivided interest; Freda Eden Bedford, a 1/28 undivided interest; and Grace Bedford a 1/28 undivided interest, That Overton Bedford died interstate on October 20, 1973, with out wife or issue leaving as his sole surviving heirs the above mentioned persons chnaging the 1/7 interest in each to 1/6 and the 1/28 in each to 1/24, of record in Book 4912, page 751, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 2107 Acklen Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) 37212 (Postal Zip)

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. Wherever 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 hand S this 2nd day of June, 19 76

Lyvonne G. Gray

Herman Gray

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Herman Gray and wife, Lyvonne G. Gray

the 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 2nd day of June 19 76.

Commission expires _____

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

Loan # 110945-7

WARRANTY DEED

FROM

Herman Gray and wife,

Lyvonne G. Gray

TO

John M. McLaughlin and wife,

Anntoinette McLaughlin

D 52072

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JUN 3 3 32 PM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO	28.00	MO	
WD	4.00	MS	
TD		ST	12.80
CC		ST	
ER		PF	.50
		TOTAL	17.30