WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Erwin et ux	1st Federal Savings & Loan	Map 144-3
(NAME) 1116 Balbade Drive	(NAME) 236 - 4th Avenue North	Parcel 34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(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,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4929, page 252, Register's Office for Davidson County, Tennessee.

We, Herbert S. McMullen and wife, Martha M. McMullen,

have this day bargained and sold, and do hereby transfer and convey unto the said

David M. Erwin and wife, Linda I. Erwin,

their ~~XXXXXX~~ *heirs and assigns,*

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

Being Lot No. 26, Section III, on the Plan of Chickering Park, as of record in Book 2663, pages 90 and 91, Register's Office for said County.

Said Lot No. 26 fronts 402.5 feet on the easterly side of Baldade Drive and runs back 369.7 feet on the southerly line and 215.2 feet on the northerly line, to a dead line in the rear on which it measures 236.9 feet.

Being the same property conveyed to Herbert S. McMullen and wife, Martha M. McMullen, by deed from Donald J. Gildea and wife, Catherine E. Gildea, of record in Book 4929, page 250, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 83,500.00

Subscribed and sworn to before me, this the 14th day of June, 19 76

Affiant David M. Erwin 6/14/76

My commission expires Jan 26, 1980 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1116 Balbade Drive, Nashville, Tennessee
(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

David M. Erwin and wife, Linda I. Erwin, their ~~XXXXXX~~

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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

David M. Erwin and wife, Linda I. Erwin, their
~~XXXXXX~~ *(successors) heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 14th *day of* June, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Herbert S. McMullen

Martha M. McMullen

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 5032 PAGE 83

BOOK 5035 PAGE 89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dan Davidson, a Notary Public in and for said County and State Herbert S. McMullen and wife, Martha M. McMullen, the within named bargainors, 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 14th day of June, 1976.

Commission expires Jan 26, 1980 Dan Davidson, 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.....

JUN 15 76	CONV	83,500.00			
JUN 15 76 S'TAX			B*	217.10	
JUN 15 76 PR'FEE			B*	.50	
JUN 15 76	W'DEED		B*	4.00	* 221.60

WARRANTY DEED

FROM
HERBERT S. McMULLEN, ET UX

TO
DAVID M. ERWIN, ET UX

D 53699

IDENTIF. REFERENCE

JUN 15 9 17 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Folk-Jordan Co.
P.O. Box 15865
Nashville TN 37215

Compliments of

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

PEDIGO & SAINDON