ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leo E. Lillard, Jr., et ux (NAME)	Security Federal Savings & Loan (NAME)	13DA-30095
2814 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Map 70-2
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP CODE)	Parcel 27

WARRANTY DEED

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

CASH in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the agreement by the Grantees to pay the unpaid balance of a loan in the current amount of $12,290.63, secured by a Deed of Trust of record in Book 4844, page 973, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein,

CHARLOTTE ANN NIXON, unmarried, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said LEO E. LILLARD, JR. and wife, EVELYN LILLARD,

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

LAND in Davidson County, Tennessee, being parts of Lots Nos. 12 and 13 of the Sarah McIntosh's Subdivision of lots in the old Daniel Young Tract of land in the old 23rd Civil District of Davidson County, Tennessee, a plan of which is of record in Book 332, page 71, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of the New Highway where W. W. Coomer and wife, Evie L. Coomer's northerly line intersects same; thence south 89 degrees east with said Coomer's line, 535 feet, more or less, to a point in the southeasterly line of said Lot No. 13; thence north 55½ degrees east 150 feet, more or less, to a point in the southeasterly line of said Lot No. 13; thence south 89 degrees west and parallel with and 100 feet northerly from said Coomer's northerly line and 200 feet northerly from and parallel with the southern line of Lots Nos. 12 and 13, 639 feet, more or less, to a point in the easterly margin of said New Highway; thence south 22½ degrees west and with the easterly margin of said Highway, 108.5 feet, more or less, to the beginning.

BEING the same property conveyed to Charlotte Ann Nixon, unmarried, by deed from Joe T. Swafford and wife, Christine P. Swafford, as of record in Book 4866, page 378, Register's Office in Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 2814 Buena Vista Pike (House Number) (Street)
Nashville, Tennessee 37218 (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 3 day of November, 19 76.

Charlotte Ann Nixon
CHARLOTTE ANN NIXON

This Instrument Prepared By:
H. WILLIAM SCOTT, III
ATTORNEY AT LAW
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

BOOK 5086 PAGE 53

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Ann Nixon

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 5th day of November, 1976.

My commission expires Aug 2, 1980 Notary Public H. William Scott, III

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 $ 15,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Leo E. Lillard

Sworn to and subscribed before me this 5th day of November, 19 76.

My commission expires Aug 2, 1980 Notary Public H. William Scott, III

This instrument was prepared by:

H. William Scott, III, Attorney at Law, 4205 Hillsboro Rd., Nashville, Tenn. 37215
Name Address

NOV-9-76 CONV 15,400.00
NOV-9-76 S'TAX B* 40.04
NOV-9-76 PR'FEE B* .50
NOV-9-76 W'DEED B* 4.00 * 44.54

WARRANTY DEED

FROM Charlotte Ann Nixon

TO Leo E. Lillard, Jr. and wife, Evelyn Lillard

D 76197

IDENTIF. REFERENCE

NOV 9 1 17 PM '76

REGISTER
DAVIDSON CO., TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219