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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

James A. McCormick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 10-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. McCormick (NAME)	OWNER (NAME)	20W01435
468 New Hope Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 82-7
Hermitage Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 174

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, G. L. WAYNICK AND WIFE, CAROLINE A. WAYNICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. McCORMICK

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. 34 on the Map of East Nashville Realty Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for said County.

SAID Lot No. 34 fronts 30 feet on the northerly side of Hancock Street and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to G. L. Waynick and wife, Caroline A. Waynick, by deed from J. R. Binkley of record in Book 4650, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 305 Hancock Street, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (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 8th day of December, 1976

G. L. WAYNICK

CAROLINE A. WAYNICK

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. L. WAYNICK AND WIFE, CAROLINE A. WAYNICK

the 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 8th day of December 1976

Commission expires 10-7-79

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM
G. L. WAYNICK

TO
JAMES A. McCORMICK

Mail to Owner
Fee Book

DEC-9 76 CONV *5,000.00
DEC-9 76 S'TAX B* 13.00
DEC-9 76 PR'FEE B* .50
DEC-9 76 W'DEED B* 4.00 * 17.50

D 80508

IDENTIF. REFERENCE

DEC 9 2 56 PM 76

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.