BOOK 5120 PAGE 579

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,119.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1977.

Notary Public

MY COMMISSION EXPIRES: 2-17-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS STATE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence N. Baird (NAME)	Churchill Mortgage Corporation (NAME)	TAX KEY NO. 18W 04395
929 Fatherland St. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N. E. (STREET ADDRESS)	MAP 82-16
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	PARCEL 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, ANDREW W. TWIST ET UX MAUREEN FRANCIS TWIST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE N. BAIRD

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:

BEING part of Lot No. 100 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, Page 13, Chancery Court at Nashville, and part of Lot No. 54 on the Plan of Payne's Addition to Nashville, as of record in Book 21, Page 70, Register's Office for said County, and part of Payne Street, closed, described together as follows:

BEGINNING on the northerly margin of Fatherland Street, the Southwest corner of the property conveyed to Louise Miller by deed from J. B. Organ and wife of record in Book 579, Page 376, said Register's Office; thence with Miller's westerly line, northwardly 170 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the northeast corner of the property conveyed to Mattie D. Pierce Tate by deed from N. F. Nabours, et al, of record in Book 702, Page 693, said Register's Office; thence with Tate's easterly line, southwardly 170 feet, more or less, to the northerly margin of Fatherland Street; thence with said Street, eastwardly 50 feet to the beginning.

BEING the same property conveyed to ANDREW W. TWIST ET UX MAUREEN FRANCIS TWIST, by deed of record in Book 5089, Page 503, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any existing easements and/or restrictions of record in the Register's Office for said County.

THIS CONVEYANCE is subject to the assumption of a first mortgage payable to Churchill Mortgage Corporation, of record in Register's Office for said County.

Unimproved ( ) This is improved (X) property, known as 929 Fatherland Drive (House Number) (Street) Nashville, Tennessee 37206 (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 hands this 26th day of February, 19 77

ANDREW W. TWIST: Andrew W. Twist

MAUREEN FRANCIS TWIST: Maureen Francis Twist

STATE OF TENNESSEE
Davidson County

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named ANDREW W. TWIST, ET UX MAUREEN FRANCIS TWIST

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 26th day of February, 19 77

Commission expires 2-14-79

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

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WARRANTY DEED

FROM

ANDREW W. TWIST ET UX

TO

MAUREEN FRANCIS TWIST

IDENTIF. REFERENCE

MAR 3 9 37 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Return to:

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

MAR-3[illegible]	CONV	25,119.05			
MAR-3[illegible]	S'TAX		B*	65.26	
MAR-3[illegible]	P'FEE		B*	.50	
MAR-3[illegible]	W'DEED		B*	4.00	* 69.76