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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 $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: May 2nd, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Higgins, Jr. et ux (NAME)	Security Federal Savings and Loan Assn. (NAME)	Map 131-4
1105 Woodvale Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 153
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	FB 16DA-16523

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~~ I, FRANCES GRAW, a Widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. HIGGINS, JR. and wife, LESLIE J. HIGGINS,

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 Lot No. 10 of Block No. 20 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the southerly side of Woodvale Drive and runs back between parallel lines 164 feet 6 inches, more or less, to the northerly line of the Park View Subdivision.

Being the same property conveyed to Frances Graw, a Widow, by deed from Clyde E. Easter and wife, Ethel S. Easter, of record in Book 4872, page 523, Register's Office for Davidson County, Tennessee

SUBJECT to restrictive covenants of record in Book 1018, page 112, Register's Office for Davidson County; and SUBJECT to 1977 taxes, which have been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 1105 Woodvale Drive, Nashville, Tennessee 37204
(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 my hand this 1st day of August, 19 77

FRANCES GRAW

RECORDED 1977 AUG 30

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anne A. McGuigin, a Notary Public in and for said County and State, the within named Frances Graw

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, Tennessee, this 1st day of August 19 77

Commission expires May 28, 1980

Anne A. McGuigin
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

WARRANTY DEED

FROM
FRANCES GRAW, a Widow

TO
CHARLES S. HIGGINS, JR. and wife, Leslie J. Higgins

E 18586

IDENTIF. REFERENCE

AUG 5 8 55 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-5-	CONV	54,500.00		
AUG-5-	S'TAX		B* 141.70	
AUG-5-	PR'FEE		B* .50	
AUG-5-	W'DEED		B* 4.00	* 146.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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