THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE

BOOK 5189 PAGE 468

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stanley B. Higgins (NAME)	Security Federal Savings & Loan Assn. (NAME)	
751 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15917 (STREET ADDRESS)	132-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37215 (CITY) (ZONE) (STATE)	16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

---------- *Dollars,*

Receipt of which is hereby acknowledged, and other good and valuable consideration and the assumption by the grantees herein of an unpaid balance of $37,343.12 of an original note in the amount of $37,600.00 secured by a deed of trust of record in Book 5088, page 930, Register's Office of Davidson County, Tennessee, to which reference is hereby made, I

Patrick J. McGuigan, unmarried

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

Stanley B. Higgins and wife, Reta E. Higgins,

their *(successors), heirs and assigns,*

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

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 20 on the plan of Elysian Fields, Section 1A, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, June 15, 1950, as follows:
Beginning on the westerly margin of Elysian Fields Road, at the northeast corner of the property conveyed to W. M. Rivers and Wife by deed from James E. Caulwell and Company of record in Book 1906, page 539, Register's Office for said County, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, westwardly 210' thence northwestwardly 200' to the southerly margin of a 50' unnamed street; thence with the same eastwardly 270' to the beginning of a curve; thence around said curve with a radius of 25', southeastwardly 39.27 feet to the westerly margin of Elysian Fields Road; thence with same, southwardly 149.1 feet to the beginning.
Being the same property conveyed to Patrick J. McGuigan, a single person, by quitclaim deed from James V. Mondelli, Trustee, of record in Book 5019, page 933, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

Subscribed and sworn to before me, this the 19th day of August, 19 77

Affiant Stanley B. Higgins

My Commission expires: 2-10-80 (Affix Seal)

Notary Public Wanda Fulls

This is unimproved ( ) improved (X) property, known as 751 Elysian Fields Road (House Number) (Street) Nashville, Tenn 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

Stanley B. Higgins and wife, Reta E. Higgins,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for the 1977 taxes which have been prorated and assumed by the grantees herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Stanley B. Higgins and wife, Reta E. Higgins

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand this* 19th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patrick J. McGuigan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Fults *, a Notary Public in and for said County and State,* Patrick J. McGuigan *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* August *, 19* 77.

Wanda Fults *Notary Public*

Commission expires 2-10-80

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 .....

AUG29	CONV	54,000.00			
AUG29	S'TAX		B*	140.40	
AUG29	PR'FEE		B*	.50	
AUG29	W'DEED		B*	4.00	* 144.90

mail w

E 22995

IDENTIF. REFERENCE

AUG 29 1 45 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
PATRICK J. MCGUIGAN
TO
STANLEY B. HIGGINS ET UX

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