E 30792

WARRANTY DEED

IDENTIF. REFERENCE

OCT 13 9 07 AM '77

FELIX E. [illegible] REGISTER
DAV[illegible] CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF September, 1977

Notary Public

MY COMMISSION EXPIRES: 2-10-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon M. Craighead (NAME)	Security Federal Savings & Loan Assoc. (NAME)	Map 60-16
2746 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Par. 121
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	12DZ-3020

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, JAMES E. BIGGERS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GORDON M. CRAIGHEAD, Unmarried

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 Land in Davidson County, Tennessee, being the south part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W.W. Turner Company, Engineers, March 14, 1947, as follows: Beginning at an iron pin in the westerly margin of Jones Avenue, being the southeast corner of the property conveyed to Andrew B. McClurkan and wife, by deed from Guy Edward Pardue and wife, of record in Book 2880, page 141, said Register's Office; thence with said McClurkan's southerly line, north 81 deg. 30' W. 825 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with the same, south 1 deg. 15' W. 71 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots, south 81 deg. 30' E. 815 feet to the westerly margin of Jones Avenue; thence with the same, north 6 deg. 15' W. 71 feet to the beginning.

BEING all the same property conveyed to James E. Biggers by deed from T.W. Street and wife, Beulah Street of record in Book 2924, page 377, Register's Office for Davidson County, Tennessee and by Final Decree of record in Book 5202, page 655, Reister's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2746 Jones Avenue (House Number) (Street) Nashville (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 28th day of September, 1977

James E. Biggers

JAMES E. BIGGERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Wanda Fults, a Notary Public in and for said County and State, the within named JAMES E. BIGGERS

the 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 28th day of September, 19 77

Commission Expires 2-10-80 Wanda Fults, Notary Public.

STATE OF }
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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

OCT 13 77 CONV 30,600.00
OCT 13 77 S'TAX B* 79.56
OCT 13 77 PR'FEE B* .50
OCT 13 77 W'DEED B* 4.00 * 84.06

WARRANTY DEED

FROM
JAMES E. BIGGERS

TO
GORDON M. CRAIGHEAD

TITLE INSURED BY POLICY NUMBER:
43-013-23862E

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York