430237-2

BOOK 5228 PAGE 746

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Donald V. McCain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1977.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 2, 1980
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
NAME
218 Third Avenue North
Nashville, Tennessee 37201
ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL, TO:	MAP-PARCEL NUMBERS
Donald V. McCain (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 115-2
936 Davidson Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PAR. 59
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Vera V. Zimmerman and LaDonna Bogardus, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald V. McCain and wife, Teddy Eugena McCain

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 the 8th, formerly the 12th Civil District of Davidson County, Tennessee, Tennessee, being part of the S. T. Davidson 33 acre tract, as of record in Plan Book 2, page 165, Chancery Court at Nashville, and also being part of Lot No. 6 in the Division of Hampton Burkhalter's Subdivision, Not of record, described according to a survey by Geo. W. Watkins, Surveyor, dated August 30, 1960, as follows:

Beginning in the center of Davidson Road at a point 100 feet northwest from the corner of Lots Nos. 5 and 6 as shown on said survey; thence with the center of said "Old Davidson Road North 53° 12' 30" West 100 feet to the southeast corner of the property conveyed to Holman C. Milhous and wife, by deed from Hampton Burkhalter and wife, of record in Book 2200, page 358, said Register's Office; thence with said Milhous' easterly line North 38° 38' 30" East 250 feet to an iron pin in the south boundary of the A. B. Miles property; thence with said line South 80° 50' 30" East 115 feet; thence southwestwardly 306 feet to the beginning.

Being the same property conveyed to Vera V. Zimmerman and LaDonna Bogardus by deed from H. L. Crowder and wife, Nellie Crowder of record in Book 3164, page 563, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 936 Davidson Drive (House Number) (Street) Nashville 37205 (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 30th day of November 19 77

Vera V. Zimmerman
Vera V. Zimmerman

LaDonna Bogardus
LaDonna Bogardus

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera V. Zimmerman, unmarried
LaDonna Bogardus, unmarried

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 30th day of November, 19 77.

Commission expires My Commission Expires Aug 2, 1980

Judy S Wilds
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

43033-2

WARRANTY DEED

FROM

Vera V. Zimmerman and

LaDonna Bogardus

TO

Donald V. McCain and wife,

Teddy Eugena McCain

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 39666

IDENTIF. REFERENCE

DEC 13 11 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-17	CONV	44,500.00			
DEC-17	S'TAX		B*	115.70	
DEC-17	PR'FEE		B*	.50	
DEC-17	W'DEED		B*	4.00	* 120.20