BOOK 5229 PAGE 622

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 66,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 19 77.

Notary Public

MY COMMISSION EXPIRES: 3-6-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Merz Mainegra (NAME)	Security Federal Savings and Loan Association (NAME)	MAP 117-16 PARCEL 224
1210 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
Nashville, Tn 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37215 (CITY) (STATE) (ZIP)	16DA 06745

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, Frank H. Phinizy, Jr. et ux Miriam Gay Phinizy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Merz Mainegra, 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:

LAND in Davidson County, Tennessee, being Lot No. 4, Block "M" on the plan of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the northerly margin of Grandview Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Frank H. Phinizy, Jr. and wife, Miriam Gay Phinizy by deed from Enola R. Speer of record in Book 4153, page 333, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 1210 Grandview Drive (House Number) (Street) Nashville, Tn 37215 (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

Frank H. Phinizy, Jr.

Miriam Gay Phinizy

STATE OF TENNESSEE
Davidson County

BOOK 5229 PAGE 623

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank H. Phinizy, Jr. et ux Miriam Gay Phinizy

the bargainor S, 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 3-8-80

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

WARRANTY DEED

FROM
Frank H. Phinizy, Jr.

TO
Richard Murz Mainegra

E 40052

IDENTIF. REFERENCE

DEC 5 12 55 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 9

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

DEC-5??	CONV	66,500.00			
DEC-5??	S'TAX		B*	172.90	
DEC-5??	PR'FEE		B*	.50	
DEC-5??	W'DEED		B*	4.00	* 177.40