77-12-36
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,545.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 77.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

BOOK 5236 PAGE 287

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roberts, et ux (NAME)	Churchill Mortgage Corporation (NAME)	117-4-92
1720 Rosewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr., N. E., Suite 300 (STREET ADDRESS)	24W-12985
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (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, THEODORE M. McCLAIN and wife, MARGARET R. McCLAIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ROBERTS and wife, IDA ROBERTS,

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 the westerly 50 feet of Lot No. 269 on the Plan of Belmont Land Company's plan of lots of record in Book 421, page 34, said Register's Office, described as follows:

SAID part of said Lot No. 269 fronts 50 feet on the northerly side of Rosewood Avenue and extends back 170 feet between parallel lines to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Theodore M. McClain and wife, Margaret R. McClain, by deed from J. Eugene Brew and wife, Martha Woods Brew, of record in Book 4508, page 841, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing of a certain note executed by the Grantor(s) herein to Mortgage Associates, Inc. in the original principal amount of $17,700.00.

unimproved ( )
This is improved (X) property, known as 1720 Rosewood Avenue, Nashville, TN
(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 our hand S this 16th day of December, 1977

Theodore M. McClain Margaret R. McClain

THEODORE M. McCLAIN MARGARET R. McCLAIN

STATE OF NEW YORK
Erie County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore M. McClain

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 Buffalo, New York, this 23 day of November 19 77

Commission expires 12-15-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, SEC22F CONV 15,545.61, a Notary Public within and for the State and County aforesaid, personally appeared SEC22F-S TAX 8* 40.36 and SEC22F-PRICE (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the 3* 4.00 * 44.80 and respectively of the the within named bargainor, a corporation, and that (he) as such (they) 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

FILE IN BOX 4

WARRANTY DEED

FROM
THEODORE M. McCLAIN and wife,
MARGARET R. McCLAIN

TO
JAMES ROBERTS and wife,
IDA ROBERTS

E 4 3 0 7 9

IDENTIF. REFERENCE

DEC 22 12 47 PM '77

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret R. McClain

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 16th day of December 19 77

Commission expires 6/7/80

Notary Public