This instrument was prepared by Moses W. Smith, Esq., Attorney at Law 1st Federal
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

BOOK 5240 PAGE 18

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry Murphy, John M. Nesbitt & wife, Madelyn Nesbitt	First Federal Savings and Loan	Map 160-2
(NAME)	(NAME)	
881 Forest Acres Drive	236 Fourth Avenue, North	Parcel 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	OH-15565
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------
----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We John Keathley Miles and wife, Mabel Howorth Miles, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Barry M. Murphy, unmarried and John M. Nesbitt and wife, Madelyn Nesbitt, herein called the grantees, their

~~(successors)~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. "A" on the Plan of the Re-Subdivision of Lots Nos. 27 and 28, Forest Acres, Section 3, of record in Book 2330, page 7, Register's Office for said County.

Said Lot "A" fronts 232 feet on the northeasterly side of Forest Acres Drive and extends back 299.7 feet on the northerly line and 261.2 feet on the southerly line to a dead line, measuring 236.5 feet thereon.

Being the same property conveyed to John Keathley Miles and wife, Mabel Howorth Miles by deed from Samuel F. Williamson and wife, Rena McCrory Williamson of record in Book 3572, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
setback lines, easements and other such limitations as shown on the Plan of Record in Book 2330, page 7 and Book 1540, page 246, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 3rd day of January 19 78

Barry M. Murphy
Affiant

My commission expires: Dec 26 1979 (Affix Seal)

Moses W. Smith
Notary Public

This is unimproved ( ) improved (X) property, known as 881 Forest Acres Drive, Nashville, Tennessee
(House Number) (Street) 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 grantees, their

~~(successors)~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our hand s this 3rd *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Keathley Miles
(JOHN KEATHLEY MILES)

Mabel Howorth Miles
(MABEL HOWORTH MILES)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John Keathley Miles and wife, Mabel Howorth Miles

*the within named 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 *this* 3rd *day of* January *, 19* 78*.*

Notary Public

Commission expires Nov 26, 1979

NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

JAN-4 78 CONV 57,500.00
JAN-4 78 S'TAX B* 149.50
JAN-4 78 PR'FEE B* .50
JAN-4 78 W'DEED B* 4.00 * 154.00

WARRANTY DEED

FROM
JOHN KEATHLEY MILES ET UX

TO
BARRY M. MURPHY, UNMARRIED &
JOHN M. NESBITT ET UX, MADELYN NESBITT

E 44639

IDENTIF. REFERENCE

JAN 4 1 30 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS