78-1-6

FORM NO. WD-1

BOOK 5240 PAGE 573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,900.00

Michael F. Tune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 4th DAY OF January, 19 78.

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

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
MICHAEL F. TUNE ET UX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	43-9-66
249 LOVELL STREET (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	11D-57855
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (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, W. EDWARD MCGREW AND WIFE, ANN M. MCGREW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL F. TUNE AND WIFE, JANETTE TUNE

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 easterly 5 feet of Lot No. 21 and all of Lot No. 22 of Block "A" on the Plan of Overlook Estates of record in Book 843, page 105, said Register's Office, described as follows:

SAID lots adjoin and front together on the northerly side of Lovell Street and extend back between parallel lines 135 feet to a dead line in the rear measuring 55 feet thereon.

BEING the same property conveyed to W. Edward McGrew and wife, Ann M. McGrew, by deed from Riverwood Homes, Inc. of record in Book 5134, page 555, 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.

unimproved ( )
This is improved (X) property, known as 249 Lovell Street, 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 4th day of January, 19 77

W Edward McGrew
W. EDWARD McGREW

Ann M. McGrew
ANN M. McGREW

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 W. EDWARD MCGREW AND WIFE, ANN M. MCGREW

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 4th day of January 19 78

Commission expires June 7, 1980

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

W. EDWARD MCGREW AND WIFE

ANN M. MCGREW

TO

MICHAEL F. TUNE AND WIFE,

JANETTE TUNE

E 44859

IDENTIF. REFERENCE

JAN 5 1 42 PM '78

FELIX E. ... REGISTER
DAVIDSON ... CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-5 78	CONV	23,900.00			
JAN-5 78	S'TAX		B*	62.14	
JAN-5 78	PR'FEE		B*	.50	
JAN-5 78	W'DEED		B*	4.00	* 66.64