BOOK 5240 PAGE 987

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,800.00

Judy C. Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 78

Connie B. Baker
Notary Public

MY COMMISSION EXPIRES: 4-23-78

(AFFIX SEAL)

CONNIE B. BAKER NOTARY PUBLIC

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| James M. Major, II (NAME) | Federated Financial Mortgage Corp (NAME) | 95-2-10 |
| 226 Donelson Hills Drive (STREET ADDRESS OR ROUTE NUMBER) | 1000 Circle 75 Parkway, Suite 700 (STREET ADDRESS) | 3DZ 40770 |
| Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30339 (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~~ I, NANCY JOYCE HAMBY McCANN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. MAJOR, II and wife, HELEN ORAND MAJOR

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. 51 on the plan of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County.

SAID Lot No. 51, which is a corner lot, fronts 108.02 feet on the southeasterly margin of Guaranty Drive and fronts 110.0 feet on the southwesterly margin of Donelson Hills Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 130.1 feet on the southeasterly line and 130.1 feet on the southwesterly line to a point of intersection.

BEING the same property vested in Nancy Joyce Hamby McCann, said property having been conveyed to her and her former husband, Larry C. McCann, by deed from S. K. Grayson and wife, Frances E. Grayson of record in Book 4774, page 142, Register's Office for Davidson County, Tennessee; the interest of said former husband having been divested out of him and vested in the said Nancy Joyce Hamby McCann by decree of the Third Circuit Court for said County, Case No. 88420, entered in Minute Book 112, page 3649, Office of the Clerk for said County, a certified copy of said decree being recorded in said Register's Office simultaneously herewith.

This is ~~unimproved~~ improved property, known as 226 Donelson Hills Drive, Nashville, Tennessee, 37214
(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 my hand this 30th day of December, 1977

x Nancy Joyce Hamby McCann
Nancy Joyce Hamby McCann

STATE OF ~~TENNESSEE~~ Georgia
~~Davidson~~ County of LOWNDES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Joyce Hamby McCann

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 Georgia, ~~Tennessee~~, this 15 day of December 19 77

Georgia
Notary Public, Lowndes County,
My Commission Expires Jan. 30, 1980

Commission expires

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
NANCY JOYCE HAMBY McCANN, unmarried

TO
JAMES M. MAJOR, II, et ux

E 45054

IDENTIF. REFERENCE

JAN 6 12 53 PM '78

FELIX Z. HUDDLESTON, REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 Connie

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

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|---|---|---|---|---|---|
| JAN-6 78 | CONV | 29,800.00 | | | |
| JAN-6 78 | S'TAX | | B* | 77.48 | |
| JAN-6 78 | PR'FEE | | B* | .50 | |
| JAN-6 78 | W'DEED | | B* | 4.00 | * 81.98 |