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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
330 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,941.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 78.

Notary Public

MY COMMISSION EXPIRES: 7-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Groves, Realtors, Inc. (NAME)	1st Fed. Sav & Ln. Assn., (NAME)	148 - 5
5915 Charlotte, Ave., (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave., Nos (STREET ADDRESS)	21
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nash. Tn. 37219 (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, Linda D. Tinnell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Groves Realtors, Inc., A Tennessee Corporation

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:

Being Lot No. 75 on the Plan of Hillbrook Section III, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 75 fronts 130 feet on the easterly side of Leopole Road, as measured around a curve and runs back 140 feet on the south line and 115.9 feet on the northerly line to a dead line in the rear on which it measures 53.2 feet.

Being the same property conveyed to Henry C. Tinnell, Jr., and wife, Linda D. Tinnell by deed from Rufus Dwight Agee and wife, Susan B. Agee, of record in Book 4926, page 107 Register's Office for DAvidson County, Tennessee, and vested in Linda Sue Drake Tinnell by divorce decree of the 5th Circuit Court for Davidson County Tennessee in Minute Book 33B, page 1517, Circuit Court Clerk's office for Davidson County, Tennessee. The said Linda Sue Drake Tinnell and Linda D. Tinnell being one and the same person.

The grantee herein assumes and agrees to pay the unpaid balance of a mortgage to First Fed. Savings and Loan Assn. of Nashville, Tennessee secured by the herein described property....

This conveyance is made subject to restrictions, easements and set back lines of record in the Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ ( ) improved (XX) property, known as 304 Leopole Rd., Nashville, Tenn. 37211
(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 7th day of February, 19 78

Linda D. Tinnell
(Linda D. Tinnell)

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 Linda D. Tinnell

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 7th day of February, 1978

Commission expires 7-28-81

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

E 49854

WARRANTY DEED

FROM
LINDA D. TINNELL, UNMARRIED

TO
ED GROVES REALTORS, INC.,

IDENTIF. REFERENCE

FEB 9 1 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File 7
A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9-78	CONV	37,941.48			
FEB-9-78	S'TAX		B*	98.54	
FEB-9-78	PR'FEE		B*	.50	
FEB-9-78	W'DEED		B*	4.00	* 103.04