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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48000.00

John M. McBain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 78

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. McBain et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	95 - 2
2236 Craigmeade Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	154 21
Nashville, Tn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, Charles R. Smith and wife, Margaret H. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. McBain and wife, Dorothy M. McBain

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 21 on the Plan of Craigmeade Subdivision, Section 1, of record in Book 2900, page 121, Register's Office for said County, as follows:

Said Lot No. 21 fronts 189.2 feet on the northwesterly side of Craigmeade Circle and runs back 229.8 feet on the northeasterly line and 230.9 feet on the southwesterly line to a dead line measuring 189.3 feet thereon.

Being the same property conveyed to Charles R. Smith and wife, Margaret H. Smith by deed from Ralph A. Walters and wife, Jean C. Walters, of record in Book 3856, page 701, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2236 Craigmeade Circle (House Number) (Street) Nashville 37214 (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 22nd day of March, 19 78

Charles R. Smith
Charles R. Smith

Margaret H. Smith
Margaret H. Smith

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 Charles R. Smith and wife, Margaret H. Smith

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 Nashville, Tennessee, this 22nd day of March 19 78

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

560626-1

WARRANTY DEED

FROM
Charles R. Smith and wife,
Margaret H. Smith

TO
John M. McBain and wife,
Dorothy M. McBain

55888

IDENTIF. REFERENCE

MAR 22 2 33 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

MAR22 78	CONV	46,000.00		
MAR22 78	S'TAX		D*	124.80
MAR22 78	PR'FEE		E*	.50
MAR22 78	R'DEED		D*	4.00 * 129.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.