WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 5273 PAGE 660

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Chandler McCullough, Jr. (NAME)	Life & Casualty Ins. Co. (NAME)	
320 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	71-1/105
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, 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, Elijah Sanford and wife, Mary D. Sanford,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Chandler McCullough, Jr.

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. 45 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County.

Said Lot No. 45 fronts 55.0 feet on the southerly margin of Matthews Court and extends back 149.6 feet on the easterly line and 124.0 feet on the westerly line to a dead line in the rear measuring 86.1 feet thereon.

Being the same property conveyed to Elijah Sanford, Jr., and wife, Mary D. Sanford, by deed from Trinity Hills Village, Inc., of record in Book 4434, page 226, Register's Office for said County, said deed being dated July 21, 1970.

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 4434, page 228, said Register's Office, payable to Guaranty Mortgage Company.

unimproved ( )
This is improved (X) property, known as 408 (House Number) Matthews Court (Street) Nashville, TN (P. O. Address) 37207 (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 successors, assigns 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 hands this 10th day of April, 1978

x Elijah Sanford Jr.

x Mary Sanford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Helene A. Poplar, a Notary Public in and for said County and State, the within named Elijah Sanford, Jr. and Mary Sanford, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of April, 1978.

Commission Expires: 10/18/81

Helene A. Poplar
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

E 5995.6

Notary Public

WARRANTY DEED

FROM
ELIJAH SANFORD and wife,

MARY D. SANFORD
TO
W. CHANDLER McCULLOUGH, JR.

IDENTIF. REFERENCE

APR 14 2 54 PM '78

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

CO 15,942.31	MO
WD 400	MS
TD	ST 41 34
CC	ST
MR	PF 50
UCC	TOTAL 45.84

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 15,942.31

W. Chandler McCullough, Jr.

Subscribed and sworn to before me this 10 day of April, 1978

My Commission Expires: 10/18/81

Helene A. Poplar
Notary Public