BOOK 5274 PAGE 169

FORM NO. WD-1

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES: 8-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GRISSIM AND SHORT 200 Court Square Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Choate et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	118-14-143
(STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	
(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, John C. Shea and wife, Nancy G. Shea,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Choate and wife, Joyce E. Choate,

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. 74 on the Map of Longview Manor, Sections 1 and 2, as of record in Book 1424, page 127, Register's Office for said County.

Beginning at a point in the easterly margin of Crestridge Drive, at the corner of Lots 74 and 75; thence with the line between said lots, easterly 175 feet to a point; thence northerly 118.4 feet to the south margin of Pleasant Valley Road; thence with the margin of the same, westerly 150.21 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the easterly margin of Crestridge Drive; thence with the margin of same, southerly 90 feet to the point of beginning.

Being the same property conveyed to John C. Shea, Mary Agnes Shea (his sister), and Agnes S. Walker, and to the survivor of them, with the right of survivorship, by deed from Dollie T. Burkitt and husband, Allen O. Burkitt, of record in Book 2863, page 81, Register's Office for said County; Agnes S. Walker having died, and Mary Agnes Shea Burton having subsequently conveyed her interest in the property to the said John C. Shea by Quitclaim Deed of record in Book 5257, page 853, said Register's Office.

unimproved ( ) This is improved (X) property, known as 3556 Crestridge Drive, Nashville, TN 37204
(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 hands this 17th day of April, 19 78

John C. Shea

Nancy G Shea

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 John C. Shea and Nancy G. Shea

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 17th day of April 19 78

Commission expires 8-13-80

Dorothy A. Wilson
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

JOHN C. SHEA AND WIFE, NANCY G. SHEA

TO

MICHAEL A. CHOATE AND WIFE, JOYCE E. CHOATE

E 6 0 1 8 7

IDENTIF. REFERENCE

APR 17 2 17 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR 17 78	CONV	58,500.00		
APR 17 78	S'TAX		B* 152.10	
APR 17 78	PR'FEE		B* .50	
APR 17 78	W'DEED		B* 4.00	* 156.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File 1st Federal