FORM NO. WD-1

BOOK 5285 PAGE 545

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,243.42

Janet L. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 78.

Betty G Ellerman
Notary Public

MY COMMISSION EXPIRES: 8/15/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ABERNATHY, et ux (NAME)	FIRST FEDERAL SAVINGS AND LOAN ASSOC. (NAME)	
6450 Cloverland Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Street (STREET ADDRESS)	171
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	113

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, HORACE U. HENLEY and DORRIS D. BARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. ABERNATHY, et ux VIVIAN W. ABERNATHY

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 the 6th, formerly the 8th Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, June 14, 1962, as follows:

BEGINNING at a spike in the center of Hardscuffle Road, the southeast corner of the Fred Niederhauser tract and the northeast corner of the Jesse M. Williams original 30 acre tract; thence with the center of said Road, eastwardly 100 feet and north 87° 35' east 117.8 feet to a spike; thence leaving said Road, north 1° 15' west 485 feet to an iron pin; thence south 65° west 217.8 feet to a 24-inch hackberry in the easterly line of said Niederhauser property; thence with said line, south 2° 30' west 400 feet to the beginning containing 2.13 acres, more or less.

BEING the same property conveyed to Horace U. Henley and Dorris D. Barnes by deed from Eugene R. Williams and wife, Rebecca J. Williams of record in Book 4973, page 30, Register's Office for Davidson County, Tennessee.

THE GRANTEES assume and shall pay the balance of an indebtedness to the First Federal Savings & Loan Association secured by a Deed of Trust of record in Book 4892, page 40, Register's Office for Davidson County, Tennessee.

THE GRANTORS hereby assign, transfer and convey the Escrow balance and insurance to the GRANTEES.

unimproved ( )
This is improved (X) property, known as 6450 Cloverland Drive, Brentwood, Tennessee 37027
(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 8th day of May, 19 78

Horace U. Henley
HORACE U. HENLEY

Dorris D. Barnes
DORRIS D. BARNES

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 HORACE U. HENLEY and DORRIS D. BARNES

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 8th day of May, 19 78

Commission expires 8/15/79

Betty G. Ellington
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
HORACE U. HENLEY and
DORRIS D. BARNES

TO
JAMES E. ABERNATHY, et ux
VIVIAN W. ABERNATHY

PLEASE RETURN TO:
Alan L. Saturn, Esquire
20th Floor
First American Center
Nashville, Tennessee 37238

E 65319

IDENTIF. REFERENCE

MAY 15 10 39 AM '78
FELIX DILLON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY15'78 CONV 53,243.42
MAY15'78 STAX B* 138.32
MAY15'78 FRTEE B* .50
MAY15'78 WDEED B* 4.00 * 142.82