BOOK 5294 PAGE 135

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$51,700.00 Michael D. McGrady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 78

Donna R. Blaseiklaine
Notary Public

MY COMMISSION EXPIRES: 10-18-81

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. McGrady et ux (NAME)	First Federal S & L Assoc. (NAME)	129-8
1023 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	54
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	7DZ 36060

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 D. Hughes and wife, Theresa H. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. McGrady and wife, Kathy McGrady

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. 278 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, page 12, 13, and 14, Register's Office for said County.

Said Lot No. 278 fronts 98 feet on the northwesterly side of Percy Warner Boulevard and extends back 156.29 feet on the northeasterly line and 162.46 feet on the southwesterly line to a dead line in the rear on which it measures 98.19 feet.

Being the same property conveyed to John D. Hughes and wife, Theresa H. Hughes by deed from H.T. Morford and wife, Faith B. Morford of record in Book 4743, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 1023 Percy Warner Blvd. Nashville, TN
(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 hand(s) this 1st day of June, 19 78

X John D. Hughes
JOHN D. HUGHES

X Theresa H. Hughes
THERESA H. HUGHES

STATE OF TENNESSEE }

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Hughes and wife, Theresa H. Hughes

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 1st day of June 19 78

Commission expires 10-18-81

Donna R. Blackburn
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }

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 D. Hughes et ux,
Theresa H. Hughes

TO
Michael D. McGrady et ux

E 6 9 1 4 2

IDENTIF. REFERENCE

JUN 5 2 14 PM '78

FELIX Z. WILCOX REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

JUN-5 78	CONV	51,700.00			
JUN-5 78	S'TAX		B*	134.42	
JUN-5 78	PR'FEE		B*	.50	
JUN-5 78	W'DEED		B*	4.00	* 138.92