BOOK 5295 PAGE 94

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	First Federal Savings	6 D-40015
(NAME)	(NAME) Union at Fourth Ave., No	Map 161-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	par 21
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixty-four thousand seven hundred fifty and no/100 ---------- *DOLLARS* ($64,750.00) Cash in hand paid by, JoAnne Pembleton and Minnie L. Bowden, hereinafter referred to as the Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged, we, James O. Durham and wife Mary H. Durham, hereinafter referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JoAnne Pembleton and Minnie L. Bowden, Joint Tenants with Right of Survivorship, 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. 66 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County

Said Lot No. 66 fronts 130 feet on the westerly side of Wakefield Drive, and extends back 195.08 feet on the northerly line and 186.35 feet on the southerly line, to a dead line in the rear, and measures 123.37 feet thereon.

Being the same property conveyed to James O. Durham and wife, Mary H. Durham by Deed from Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler as of record in Book 4166 Page 97, said Register's Office.

G. H. BOOKER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,750.00

Subscribed and sworn to before me, this the 31st day of May, 19 78

James O. Durham
Affiant

My commission expires: [illegible] 22, 1980
(Affix Seal)

G. H. Booker, Jr.
Notary Public

This conveyance is made subject to restrictions, easements and setback lines applicable to said property and to the lien of taxes for 1978 which have been prorated and assumed by the Grantees herein.

This conveyance is made subject to that certain Deed of Trust dated the 25th Day of August, 1967 by and between James O. Durham and wife, Mary H. Durham, party of the first Part, T. I. Holman, Jr., Trustee of the second Part, and First Federal Savings and Loan Association of Nashville, Party of the Third Part, securing a note of the same date in the Principal amount of Twenty-five thousand five hundred dollars, the obligation for which has been assumed by Grantees herein, said Deed of Trust being of record in Book 4166, page 98, said Register's Office.

JUN-7 78	CONV	64,750.00			
JUN-7 78	S'TAX		B*	168.22	
JUN-7 78	PR'FEE		B*	.50	
JUN-7 78	W'DEED		B*	6.00	* 174.72

This is unimproved ( ) improved ( ) property, known as 5425 Wakefield Drive (House Number) (Street) Nashville, Tennessee 37220 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JoAnne Pembleton and Minnie L. Bowden, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as herein otherwise specified.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hands this* 31st *day of* May, *19* 78, *the* ~~corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

James O. Durham
James O. Durham

Mary H. Durham
Mary H. Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. H. H. Booker Jr., a Notary Public in and for said County and State, the within named James C. Durham and Mary N. Durham

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 1st day of May, 1978.

Mrs. H. H. Booker Jr., Notary Public

My Commission Expires Nov. 23, 1980

Commission Expires

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires

E.6.95.8

IDENTIF. REFERENCE

JUN 7 9 33 AM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:

Mastin G. Smith
111 Seventh Ave., No.,
Nashville, Tennessee 37202