WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, 1978.

Notary Public

MY COMMISSION EXPIRES: December 10, 1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VIRGINIA KAY McGUGIN (NAME)	EXCHANGE BOND & MORTGAGE CORP. (NAME)	94-12
254 Hickory Dale Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	12
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	03DZ37370

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~~ I, JAMES E. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA KAY McGUGIN

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. 52 on the Map of Clover Nook Subdivision, as of record in Book 2900, page 52, Register's Office for said County, to which reference is here made for a more complete description.

Being part of the same property conveyed to James E. Adams by deed from C. C. Adams and James E. Adams of record in Book 3829, page 12, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 254 Hickory Dale Drive, Nashville, Tn. 37214
(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 my hand this 2nd day of June, 1978

James E. Adams

JAMES E. ADAMS

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 James E. Adams

the bargainor, 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 Goodlettsville, Tennessee this 2nd day of June, 1978

Commission Expires December 17, 1979 Paula Sherlin Notary Public

STATE OF
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 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 the day of , 19

My commission expires Notary Public

E.7.0.1.7.1. mail env

IDENTIF. REFERENCE

JUN 9 9 52 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN-9 78	CONV	62,500.00			
JUN-9 78	S'TAX		8*	162.50	
JUN-9 78	PR'FEE		8*	.50	
JUN-9 78	W'DEED		8*	4.00	* 167.00

WARRANTY DEED

FROM
JAMES E. ADAMS

TO
VIRGINIA KAY McGUGIN

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York