WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Nancy C. McCullough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JUNE, 1978.

Notary Public

MY COMMISSION EXPIRES: 8-11-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walter S. Clark, Jr.; 415 Stahlman Building; Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy C. McCullough (NAME)	Lomas & Nettleton Co. (NAME)	72-7
1703 Evelyn Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	310
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (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, James Dale Sensing and wife, Mattie A. Sensing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy C. McCullough

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 showing the Subdivision of the Waters Place on Maxie Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This conveyance is made subject to the following:

1. 1978 Metropolitan Nashville-Davidson County taxes.

2. Easement for roadway purposes across front 5 feet of property for widening of Evelyn Avenue by instrument of record in Book 3456, page 627, R. O. D. C.

3. Deed of Trust of record in Book 4889, page 21, R. O. D. C. Tennessee, securing Administrator of Veterans' Affairs, in the original amount of $12,700, which encumbrance said Grantee assumes and agrees to pay.

Being the same property conveyed to James Dale Sensing and wife, Mattie A. Sensing, by deed from Administrator of Veterans' Affairs, dated February 5, 1975, of record in Book 4889, page 19, R. O. D. C. Tennessee.

unimproved ( )
This is improved (X) property, known as 1703 Evelyn Avenue; Nashville, TN 37216
(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 27 day of April, 1978

James Dale Sensing Mattie A. Sensing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, WALTER S. CLARK, JR., a Notary Public in and for said County and State, the within named James Dale Sensing and wife, Mattie A. Sensing

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 27 day of April, 1978

Walter S. Clark Jr.
Notary Public

Commission Expires 8/11/81

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.7.0286

IDENTIF. REFERENCE

JUN 9 2 42 PM '78

FELIX Z. ROLLOW, REGISTER
DAVIDSON COUNTY, TENN.

JUN-9 78	CONV	14,500.00			
JUN-9 78	S'TAX		B*	37.70	
JUN-9 78	PR'FEE		B*	.50	
JUN-9 78	W'DEED		B*	4.00	* 42.20

WARRANTY DEED

FROM
James Dale Sensing

et ux Mattie A. Sensing

TO
Nancy C. McCullough

TITLE INSURED BY POLICY NUMBER:
43-452M

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York