FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Karen M Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1978.

Barbara D. Risner
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Feb. 23, 1981
(AFFIX SEAL)

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. McKinney and Karen M. Graham (NAME)	HOME FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	104 #16
1711 LINDEN AVENUE (STREET ADDRESS OR ROUTE NUMBER)	230 4th AVENUE NORTH (STREET ADDRESS)	par. 178
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	24W 10270

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, MATTIE BELL WILLIAMS, UNMARRIED AND JAMES WILLIAM FLEMINGS, JR. AND WIFE, ANNETTE FLEMINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. McKINNEY, UNMARRIED AND KAREN M. GRAHAM, UNMARRIED

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 fifty front feet of Lot No. 165 as shown on Belmont Land Company's Plan, same lying in Belmont Heights, as of record in Book 421, page 34, said Register's Office.

Said western portion set out above fronts fifty feet on the southerly side of Linden Avenue, north and extends backward to the south, between two parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Mattie Bell Williams, Harrison Williams and James William Fleming, Jr., (being one and the same person as James William Flemings, Jr.) by deed from George C. Haston, Lillian H. Clark, Hugh B.Haston, Georgia S. Smith and B. D. Shapero, Jr., of record in Book 4264, page 827, said Register's Office; the said Harrison Williams having since died.

This conveyance is made subject to encumbrances of record.

This is unimproved ( ) improved (XX) property, known as 1711 Linden Avenue (House Number) (Street) NAshville, Tennessee (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 9th day of June, 1978

Mattie Bell Williams — James William Flemings Jr. — Annette E Flemings

MATTIE BELL WILLIAMS JAMES WILLIAM FLEMINGS, JR. ANNETTE FLEMINGS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Barbara D. Risner, a Notary Public in and for said County and State, the within named MATTIE BELL WILLIAMS, UNMARRIED AND JAMES WILLIAM FLEMINGS JR., AND WIFE, ANNETTE FLEMINGS

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 9th day of June 19 78

Commission expires My Commission Expires Feb. 23, 1981

Barbara D. Risner
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

L# 334,129-C (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM

MATTIE BELL WILLIAMS
JAMES WILLIAM FLEMINGS JR.
ET UX ANNETTE FLEMINGS

TO

JAMES W. McKINNEY, UNMARRIED
KAREN M. GRAHAM, UNMARRIED

E 70892

IDENTIF. REFERENCE

JUN 13 3 07 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUN 13 '78	CONV	37,500.00			
JUN 13 '78	S'TAX		B*	97.50	
JUN 13 '78	PR'FEE		B*	.50	
JUN 13 '78	W'DEED		B*	4.00	* 102.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.