78-7-3

FORM NO. WD-1

BOOK 5309 PAGE 803

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

F. Kirke Martin III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37239

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. KIRKE MARTIN III ET UX (NAME)	MCNEILL MORTGAGE & INVESTMENT CO., INC. (NAME)	130-11-98
3906 WAYLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 11227 (STREET ADDRESS)	FH 05085
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TENNESSEE (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, JOHN P. MCGRATH AND WIFE, JOYCE P. MCGRATH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. KIRKE MARTIN III AND WIFE, MARGUERITE F. KIRKE

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. 4 on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, said Register's Office, described as follows:

SAID Lot No. 4 fronts 117.1 feet on the northerly side of Wayland Drive and extends back 427.0 feet on the easterly line and 371.3 feet on the westerly line to a dead line in the rear measuring 124.4 feet thereon.

BEING the same property conveyed to John P. McGrath and wife, Joyce P. McGrath, by deed from David W. Bailey and wife, Mary G. Bailey, of record in Book 4762, page 85, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (XX) property, known as 3906 WAYLAND DRIVE (House Number) (Street) NASHVILLE, TN. (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 hands this 5th day of JULY, 1978

John P. McGrath

JOHN P. MCGRATH

Joyce P. McGrath

JOYCE P. MCGRATH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN P. MCGRATH AND WIFE, JOYCE P. MCGRATH

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 5th day of July 1978

Commission expires 11/7/79

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

FILE IN BOX 4

WARRANTY DEED

FROM
JOHN P. MCGRATH AND WIFE,
JOYCE P. MCGRATH

TO
F. KIRKE MARTIN III AND WIFE
MARGUERITE F. MARTIN

E 76048

IDENTIFICATION REFERENCE

JUL 11 2 37 PM '78

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 11 78	CONV	81,000.00			
JUL 11 78	S'TAX		B*	210.60	
JUL 11 78	PR'FEE		B*	.50	
JUL 11 78	W'DEED		B*	4.00	* 215.10