ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brian M. Minoux	First Federal Savings & Loan	32-15-48
(NAME)	(NAME)	
4315 Grandville Blvd.	Union at Fourth	10D-50507
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00)---------- DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of the entire remaining balance of the indebtedness owed First Federal Savings and Loan Association of Nashville, as set out in the note dated April 26, 1976, and secured by Deed of Trust of record in Book 5019, page 266, Register's Office for Davidson County, Tennessee,

I, Frances C. Eggstein, unmarried

JUL26 CONV 35,607.54
JUL26 S'TAX B* 92.56
JUL26 PR'FEE B* .50
JUL26 WDEED B* 4.00 * 97.06

have bargained and sold, and by these presents do transfer and convey unto the said, Brian M. Minoux and wife, Marjorie C. Minoux

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

my 1/2 undivided interest in the following property:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Grande Villa, Section Two, as of record in Plat Book 4675, page 158, Register's Office for said County, and more particularly described as follows:
Beginning at a point in the northwesterly margin of LaBoldi Avenue, at the common front corner of Lots 11 and 12; thence with the line between said two lots northwesterly 187.87 feet to a point, said point being the common corner of Lots 11, 12 and 13; thence with the line between Lots 12 and 13 southwesterly 164.42 feet to a point in the northeasterly margin of Grandvilla Boulevard; thence with the margin of the same southeasterly 210.19 feet to a point at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a point in the northwesterly margin of LaBoldi Avenue; thence with the margin of the same northeasterly 272.85 feet to the point of beginning.

Being the same property conveyed to Brian M. Minoux and wife, Marjorie C. Minoux, and Frances C. Eggstein, unmarried by deed from Zack Cheek Builders, Inc., as of record in Book_____, page_____, said Register's Office.

This conveyance is subject to easements, restrictions and setback lines of record, and taxes for 1978, which are hereby assumed by Grantees.

This is improved (X) property, known as 4315 Grandville Blvd. (House Number) (Street)
unimproved ( )
Nashville, Tennessee 37207
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of July, 1978.

Frances C. Eggstein
FRANCES C. EGGSTEIN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5316 PAGE 108

Personally appeared before me, James G. Lackey, III, a Notary Public in and for said County and State, the within named Frances C. Eggstein, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1978.

My commission expires 10-25-80 Notary Public James G. Lackey, III

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,607.54
This is equal to or greater than the property would bring at a fair and voluntary sale.

William M. Minoux

Sworn to and subscribed before me this 24th day of July, 1978.

My commission expires 10-25-80 Notary Public James G. Lackey, III

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

FRANCES C. EGGSTEIN,

unmarried

TO

BRIAN M. MINOUX and wife,

MARJORIE C. MINOUX

E 7893 I.

IDENTIF. REFERENCE

JUL 26 11 26 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219