WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Otis Charlton Realty Inc (NAME)	Louis F McAlister (NAME)	Map 72-10
490 Bell Rd (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave (STREET ADDRESS)	Par 21
Nashville Tenn 37217 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA 23451 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- ---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4178, page 356, Register's Office for Davidson County, Tennessee.

We, Mildred Joyce Fortner and husband, Billy Gene Fortner,

have this day bargained and sold, and do hereby transfer and convey unto the said

Otis Charlton Realty Company, Inc., its successors

XXXXXXXX and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 57 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the westerly side of Davis Avenue and runs back between lines 213 feet 6 inches on the north line and 220 feet 3 inches on the south line to an alley in the rear measuring 51 feet thereon.

Being the same property conveyed to Billy Gene Fortner and wife, Mildred Joyce Fortner, by deed from William David House and wife, Madeline Carol House, of record in Book 4197, page 123, Register's Office for Davidson County, Tennessee. By deed of record in Book 5023, page 694, Register's Office for said County, the said Billy Gene Fortner conveyed his interest in the above property to the said Mildred Joyce Fortner. Billy Gene Fortner joins in this conveyance to convey any and all interest that he might have in said property.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness and the insurance are transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 11 day of AUGUST 1978

Affiant

My commission expires: 11-15-1980 (Affix Seal)

Notary Public

RECEIVED AUG 14 1978 DAVIDSON COUNTY TENN.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Otis Charlton Realty Company, Inc., its successors XXXXXX

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Otis Charlton Realty Company, Inc., its successors

successors, ~~my~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of August, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Billy Gene Fortner

Mildred Joyce Fortner

This Instrument Was Prepared By

Of The Law Firm Pedigo & Baindon

Stahlman Building: Nashville

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Arthur L Clendenon, *a Notary Public in and for said County and State,* Mildred Joyce Fortner and husband, Billy Gene Fortner,

*the within named 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* 11 *day of* August, *19*78.

Arthur L Clendenon
Notary Public

Commission expires 11-15-1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

MILDRED JOYCE FORTNER, ET VIR

TO

OTIS CHARLTON REALTY COMPANY, INC.

AUG 24 78	CONV	20,000.00				
AUG 24 78	S'TAX		B*	52.00		
AUG 24 78	PR'FEE		B*	.50		
AUG 24 78	W'DEED		B*	4.00	*	56.50

E 8 4 7 8 5

IDENTIF. REFERENCE

AUG 24 12 28 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON