This Form furnished by Attorneys Title Company, Inc.

BOOK 5330 PAGE 590

Form No. WD-2

FROM
L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt

TO
James M. Straus and wife Elise N. Straus

For draftsman's use

THIS INSTRUMENT PREPARED BY:

GRACEY, MADDIN, COWAN & BIRD
500 Court Square Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Straus, et ux. (NAME)	First Federal Savings & Loan (NAME)	116-9-31
5929 Sedberry Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

E 85396

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 28 2 34 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: 10-1982

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

Cash in hand paid by James M. Straus and wife, Elise N. Straus, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt

have bargained and sold, and by these presents do transfer and convey unto the said James M. Straus and wife, Elise N. Straus

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 Lot No. 325 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 325 fronts 170 feet on the easterly side of Sedberry Road and extends back between lines 250 feet to a dead line measuring 175 feet thereon.

Being the same property conveyed to L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt by deed from Sheridan Construction Company, a Tennessee Corporation, of record in Book 3182, page 467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

AUG28PM	CONV	90,000.00		
AUG28PM	CONV	49,500.00		
AUG28PM	S'TAX		B* 362.70	
AUG28PM	R'FEE		B* .50	
AUG28PM	W'DEED		B* 4.00	* 367.20

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This is unimproved ( ) improved (X) property, known as 5929 Sedberry Drive, Nashville, TN. 37205
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Straus and wife, Elise N. Straus, their heirs and assigns, forever.

And we do covenant with the said James M. Straus and wife, Elise N. Straus 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., except for Metropolitan taxes for 1978, which have been prorated between the parties and payment to be assumed by Grantees.

And we, L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Straus and wife, Elise N. Straus/ their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of August, 19 78.

X L. Poyner Thweatt Jr
L. Poyner Thweatt, Jr.

X Mrs Margaret A. Thweatt
Margaret A. Thweatt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bobbie N. Murphy, a Notary Public in and for said County and State, the within named L. Poyner Thweatt, Jr. and wife, Margaret A. Thweatt

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 25th day of August, 19 78.

Bobbie N. Murphy, Notary Public.

BOBBIE N. MURPHY NOTARY PUBLIC AT LARGE STATE

Commission expires 10-18-81

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 .....