BOOK 5339 PAGE 577

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Atwood & wife (NAME:)	Guaranty Mortgage Company (NAME:)	130/7
4405 Shepard Place (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	parcel 22
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	BM 08220

For and in Consideration of the sum of Ten and No/100---------- ---------- *DOLLARS*

and other good and valuable considerations, including the assumption of an indebtedness secured by a Deed of Trust of record in Book 3548, page 456, Register's Office for Davidson County, Tennessee executed by Charles R. Majors and wife, Harriet S. Majors to Herschel Greer, Trustee;

We, Charles R. Majors and wife, Harriet S. Majors, (the "Grantors") *have bargained and sold, and by these presents do transfer and convey unto the said* Charles W. Atwood and wife, Charlotte C. Atwood (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 the north part of Lot No 5 on the Map of the Subdivision of Lots Nos. 12 and 13, Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said County.

BEGINNING at an iron pin on the southerly margin of Sheppard Place at the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said lots, south 33 degrees west 200 feet to a point; thence south 62 degrees 30 minutes east 65 feet to a point; thence south 27 degrees 30 minutes west 25 feet to a point; thence south 62 degrees 30 minutes east 148.9 feet to a point; thence north 26 degrees 47 minutes east 98 feet to a point; thence North 3 degrees 13 minutes east 137.3 feet to the south margin of Sheppard Place; thence with the margin of the same North 62 degrees 06 minutes west 137 feet to the point of beginning.

BEING the same property conveyed to Charles R. Majors and wife, Harriet S. Majors by deed from Rogers H. Morrison and wife, Margaret Y. Morrison, of record in Book 3530, page 488, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 142,500.00

Subscribed and sworn to before me, this the 15th day of Sept 1978

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

This conveyance is made subject to the following:

1) 1978 state and county real property taxes, which have been prorated between the parties;

2) 1978 City of Belle Meade taxes, which have been prorated between the parties; and

3) Deed of Trust executed by Charles R. Majors and wife, Harriet S. Majors to Herschel Greer, Trustee of record in Book 3548, page 456, Register's Office for said County, which is hereby expressly assumed by Grantee's acceptance of this instrument.

unimproved ( )
This is improved (X) property, known as 4405 Shepard Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as above stated.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our *hand* s *this* 13th *day of* September, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles R. Majors
Charles R. Majors

Harriet S. Majors
Harriet S. Majors

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Charles R. Majors and wife, Harriet S. Majors

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 13th day of September, 19 78.

George W. Pickens, Notary Public.

Commission Expires 12/5/79.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

CHARLES R. MAJORS ET UX

TO

CHARLES W. ATWOOD ET UX

E 8 9 4 5 6

IDENTIF. REFERENCE

SEP 19 2 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

SEP 19 78	CONV	90,000.00	142,500.00		
SEP 19 78	CONV	52,500.00			
SEP 19 78	S'TAX		B*	370.50	
SEP 19 78	PR'FEE		B*	.50	
SEP 19 78	W'DEED		B*	8.00	* 379.00