This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

04-64-841-9

WARRANTY DEED

BOOK 5342 PAGE 837

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip R. Francis et ux	SECURITY FEDERAL SAVINGS & LOAN	Map 133-2
(NAME) 3222 Kinross Avenue	(NAME) 4235 HILLSBORO ROAD	Parcel 177
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) NASHVILLE, TENN. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Philip R. Francis and wife, Pamela G. Francis and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Candice C. Tuholsky, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Philip R. Francis and wife,
Pamela G. Francis,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 38 on the Map of Airdrie Subdivision "B", as of record in Book 547, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the easterly side of Kinross Avenue, and extends back between parallel lines, along the north margin of an alley, 183 feet to an alley.

Being the same property conveyed to Candice C. Tuholsky by deed from Kenneth W. Brown and wife, Cathy D. Brown of record in Book 5207, page 56, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 692, page 83, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is ~~$0.00~~ $33,500.00

Subscribed and sworn to before me, this the 21st day of September 19 78

Affiant Pamela G. Francis

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 3212 Kinross Avenue, Nashville, Tennessee 37211
(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
Philip R. Francis and wife, Pamela G. Francis,
their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Philip R. Francis and wife, Pamela G. Francis,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 21st *day of* September, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Candice C. Tuholsky
Candice C. Tuholsky

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Candice C. Tuholsky, unmarried

the within named 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 21st *day of* September, 19 78

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE TENNESSEE

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 .....

SEP 27 78	CONV	33,500.00			
SEP 27 78 S'TAX			B*	87.10	
SEP 27 78 PR'FEE			B*	.50	
SEP 27 78	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM
Candice C. Tuholsky
TO
Philip R. Francis et ux

E 90900 mail env.

IDENTIF. REFERENCE

SEP 27 9 12 AM '78

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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