FILE BOX 4

BOOK 5352 PAGE 662

78-10-23

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,900.00

Annette M. Folds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 1978

Susan Thom
Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TENN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNETTE M. FOLDS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	24W-7605
2119 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Map: 104-11
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	Par: 357

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL G. BORUM and wife, ANN C. BORUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNETTE M. FOLDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 41 on the Map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 41 fronts 50 feet on the southerly side of St. Bernard Avenue and runs back 143.78 feet on the west line, and 144.22 feet on the east line to an alley and measures 50 feet on said alley.

BEING the same property conveyed to Michael G. Borum and wife, Ann C. Borum by deed from Guinn H. Dishmon and wife, Nancy L. Dishmon, of record in Book 5077, Page 712, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 2119 BERNARD AVENUE NASHVILLE, TENNESSEE 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 16th day of OCTOBER, 19 78

Michael G. Borum
MICHAEL G. BORUM

Ann C. Borum
ANN C. BORUM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL G. BORUM and wife, ANN C. BORUM

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 16th day of OCTOBER, 1978.

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM MICHAEL G. BORUM et ux ANN C. BORUM

TO ANNETTE M. FOLDS

E 95171

IDENT. REFERENCE

OCT 19 9 11 AM '78

FELIX Z. GILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 19 78	CONV	35,900.00			
OCT 19 78	S'TAX		B*	93.34	
OCT 19 78	PR'FEE		B*	.50	
OCT 19 78	W'DEED		B*	4.00	* 97.84