BOOK 3365 PAGE 626

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,500.00 Ruthie Mai Britton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruthie Mai Britton (NAME)	McNEILL MORTGAGE & INVESTMENT CO., INC. (NAME)	
2219 11th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 11227 (STREET ADDRESS)	105-13-223
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38111 (CITY) (STATE) (ZIP)	22w21470

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, Irene G. Mahaffey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruthie Mai Britton, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Duckworth's Addition to Nashville, of record in Book 57, page 83 and part of the Toll Gate Lot on the W.L.B. Lawrence Plan of record in Book 21, page 148, both in the Register's Office for said County, more fully described according to a survey dated October 2, 1978, by John B. Kohl III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the westerly margin of 11th Avenue South, formerly Berlie Avenue at the northeasterly corner of the property conveyed to Lorenzo Hatcher et ux by deed from Kannia L. Eubank of record in Book 3613, page 423, Register's Office for said County; thence, with Hatcher's northerly property line and the northerly line of the property conveyed to Mrs. Ruby Lee Pack by deed from M.E. Derryberry, Jr., Trustee, of record in Book 1218, page 550, said Register's Office, westwardly 183 feet to the easterly margin of a 12 foot alley; thence, with said margin of said alley, northwardly**

THIS conveyance is subject to any and all existing easements of record.

50 feet to the southwesterly corner of the property conveyed to John F. Patton by deed from Leonard Oren Baker, Sr. et ux, of record in Book 3578, page 482, said Register's Office; thence, with Patton's southerly property line, eastwardly 183 feet to a point on the westerly margin of 11th Avennue South; thence, with said margin of 11th Avenue South, southwardly 50 feet to the point of beginning.*

This is (unimproved ( ) improved (XX)) property, known as 2219 11th Ave. South (House Number) (Street) Nashville, TN 37204 (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 my hand this 15TH day of NOVEMBER, 19 78

Irene G. Mahaffey
Irene G. Mahaffey

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STATE OF TENNESSEE
Davidson County

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

the 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 15TH day of NOVEMBER 1978

Commission expires 3-8-80

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
Irene G. Mahaffey

TO
Ruthie Mai Britton

F 0 0 9 3 0

IDENTIF. REFERENCE

Nov 20 10 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV20 78	CONV	18,500.00			
NOV20 78	S'TAX		B*	48.10	
NOV20 78	PR'FEE		B*	.50	
NOV20 78	W'DEED		B*	4.00	* 52.60

return to: row 1, box 8 cg
WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

*** BEING the same property conveyed to John F.Mehaffey and wife, Irene G. Mehaffey by deed from Sarah Cook of record in Book 2594, page 447, and rerecorded in Book 2599, page 224, both in said Register's Office. John F. Mehaffey has since died.