BOOK 5386 PAGE 681 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$40,800.78 Warren H. MacWilliams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 19 79

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren H. MacWilliams et ux (NAME)	Galbreath Mortgage Company (NAME)	72-3
1203 Howard Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	151
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	15DZ-10235

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, Lee Sergent and wife, Nell M. Sergent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren H. MacWilliams and wife, Carolyn R. MacWilliams

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 the easterly 53.8 feet of Lot No. 165 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID lot fronts 53.8 feet on the northerly side of Howard Avenue and runs 205 feet parallel to a dead line in the rear measuring 53.8 feet.

BEING the same property conveyed to Lee Sergent and wife, Nell M. Sergent, by deed from Douglas Hall and wife, Jo Ann Hall, of record in Book 5240, Page 430, Register's Office for said County.

GRANTEES hereby assume and agree to pay the mortgage held by Galbreath Mortgage Company of record in Book 5240, Page 432, said Register's Office. The escrow account and insurance to be transferred to Grantees.

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

SAID property is subject to a sewer easement of record in Book 4283, Page 427, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1203 Howard Avenue (House Number) (Street) Nashville, TN 37216 (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 hands this 17th day of January, 19 79

Lee Sergent

Nell M. Sergent

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Sergent and wife, Nell M. Sergent

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 17th day of January 19 79

Commission expires 7/19/81

Gene W. Floyd
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

F. I. 0261

WARRANTY DEED

FROM

Lee Sergent and wife,

TO

Nell M. Sergent

Warren H. MacWilliams and wife,

Carolyn R. MacWilliams

IDENTIF. REFERENCE

JAN 18 11 03 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #24

JAN 18 79	CONV	40,800.78			
JAN 18 79	S'TAX		B*	106.08	
JAN 18 79	PR'FEE		B*	.50	
JAN 18 79	W'DEED		B*	4.00	* 110.58