ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Araminta M. McCullough (NAME)	TVB Mortgage Corporation (NAME)	71-4
2408 Oakwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	222
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE)	12DZ 2344

WARRANTY DEED

For and in consideration of the sum of TEN and 00/100 ($10.00) - - - - - - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantee herein to assume and be responsible for the balance of $15,304.02 due and owing to TVB Mortgage Corporation, secured by a deed of trust of record in Book 4435, page 590, Register's Office for Davidson County, Tennessee,

JAN22 79 CONV 16,661.0
JAN22 79 S'TAX B* 43.42
JAN22 79 PR'FEE B* .50
JAN22 79 W'DEED B* 4.00 * 47.92

I, Lilbert D. Nicholson, Jr., have bargained and sold, and by these presents do transfer and convey unto the said Araminta M. McCullough

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 61.31 feet on the westerly margin of Oakwood Avenue, and extends back 131.40 feet on the northerly line and 130.95 feet on the southerly line to a dead line in the rear which measures 61.31 feet thereon.

Being the same property conveyed to Lilbert D. Nicholson, Jr. and wife, Betty Lee Nicholson by deed from C. H. Briley, Jr., Trustee, of record in Book 4435, page 588, Register's Office for Davidson County, Tennessee.

Mr. Lilbert D. Nicholson, Jr. having since been divorced, property was awarded to Mr. Lilbert D. Nicholson, Jr. in final divorce decree number 78190, First Circuit Court Book 139A, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2408 Oakwood Avenue (House Number) (Street)
Nashville, Tennessee 37207
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 19th day of January, 19 79.

Lilbert D. Nicholson, Jr.
Lilbert D. Nicholson, Jr.

BOOK 5387 PAGE 761

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lilbert D. Nicholson, Jr.

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 Nashville, Tennessee, this 19th day of January, 1979.

My commission expires 11-6-79 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,661.06
This is equal to or greater than the property would bring at a fair and voluntary sale.

Araminta M. McCullough

Sworn to and subscribed before me
this 19th day of January, 1979.

My commission expires 11-6-79 Notary Public _____

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC., 300 James Robertson Parkway, Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM Lilbert D. Nicholson, Jr.

TO Araminta M. McCullough

F. 1. 0. 7. 2. 5.

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IDENTIF. REFERENCE

JAN 22 3 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219