This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, Tennessee 37115

This Instrument Prepared Based Upon Information Furnished By Parties

# WARRANTY DEED

BOOK 5391 PAGE 871

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM C. HIGGINS, ET UX (NAME) | National Mortgage Company (NAME) | 61-12-59 & 61-12-60 |
| 1229 Plymouth Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 15 DZ 29400& 15 DZ 29390 |
| Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE) | Memphis, TN 38118 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars.*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

SAMUEL LAWRENCE McCULLOUGH, JR., AND WIFE, JUEL FAYE McCULLOUGH, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* WILLIAM C. HIGGINS AND WIFE, DIANE HIGGINS, hereinafter referred to as Grantees, their

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

LAND in Davidson County, Tennessee, being Lots Nos. 38, 39 and part of a 6.9 acre tract on the Map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the northerly margin of Plymouth Avenue at the corner of Lots Nos. 37 and 38; thence with the line between said two lots, and continuing in a northerly direction 443.3 feet to the southerly line of the Newman Cheek property; thence with Cheek's southerly line westwardly 103.8 feet; thence southwardly and with the line between lots Nos. 39 and 40, 391.5 feet to the northerly margin of said Avenue; thence with said Avenue, eastwardly 120 feet to the BEGINNING.

BEING the same property conveyed to Samuel Lawrence McCullough, Jr. and wife, Juel Faye McCullough, by deed from Mary Louise Bates a/k/a Mary Louise Bates Dyer, unmarried, of record in Book 5298, Page 952, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is--$ 58,900.00

Subscribed and sworn to before me, this the 30 day of January 1979

Affiant X William C. Higgins

My commission expires May 24, 1982 (Affix Seal)

Notary Public Maurice M. Clancy

This is unimproved ( ) XXX improved ( ) property, known as 1229 Plymouth Avenue, Nashville, TN 37216
(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*

Grantees, their *(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 30th *day of* January, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel Lawrence McCullough Jr.

Juel Faye McCullough

BOOK 5391 PAGE 873

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5391 PAGE 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL LAWRENCE McCULLOUGH, JR., AND WIFE, JUEL FAYE McCULLOUGH

the within named 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 Hendersonville Tennessee, this 30 day of January, 19 79

Commission expires May 29, 1982 Notary Public

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.....

Commission expires..... Notary Public

939 02/02 157.64- CHECK

**WARRANTY DEED**

FROM SAMUEL LAWRENCE McCULLOUGH, JR.

TO WILLIAM C. HIGGINS, ET UX

F. I. 2 5 4 3

IDENTIF. REFERENCE

FEB 2 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Mail Quattlebaum
213 West Main St
Hendersonville, Tenn 37075