Prepared by: Robert W. Sturdivant
26th Floor - L & C Tower
Nashville, TN 37219

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BOOK 5399 PAGE 605

WARRANTY DEED

17578dw

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul M. DuBois	First Federal of Nashville	104-9 41
(NAME)	(NAME)	
	236 Fourth Avenue North	26W 02290
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Lot 203
	Nashville, Tennessee 37219	Block 10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY-EIGHT THOUSAND ($68,000.00) *Dollars,*

cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged,

I, Mary H. McDaniel, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Paul M. DuBois, Unmarried his *the Grantees herein, ~~her~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being parts of Lots Nos. 201 and 203 of Block 10, Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, which plan does not show said block divided into lots but according to a printed copy of an unregistered plan subdividing said block into lots said parts of 201 and 203 are described as follows:

Beginning at a point in the northerly margin of Richland Avenue 378 feet east of the easterly margin of Wilson Avenue, at S. Y. MCCARROL'S southeast corner, being the property conveyed to him by deed of record in Book 1084, page 327, of the Register's Office for Davidson County, Tennessee; thence along mCCARROL'S easterly line northerly 192.5 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point 377 feet west of the westerly margin of Christopher Street; thence southerly 192.5 feet to the north margin of Richland Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Mary H. McDaniel and husband Walter Clark McDaniel, by deed from A. B. Neil and wife, Josephine P. Neil, of record in Book 1248, page 540, Register's Office for Davidson County, Tennessee. The said Walter Clark McDaniel having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 68,000.00

Subscribed and sworn to before me, this the 27th day of February 19 79

Affiant Paul M DuBois

My commission expires: 8-13-80 (Affix Seal)

Notary Public Dorothy N Neil

unimproved ( )
This is improved (X) property, known as 3814 (House Number) Richland Avenue (Street) Nashville (P.O. Address) 37205 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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. except for Metro taxes for the year 1979 which have been pro rated and will be assumed by the Buyer.

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.

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 our hands this 27th *day of* February *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.*

Mary H. McDaniel

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 Mary H. McDaniel

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 27th day of February, 1979

Dorothy A Wilson, Notary Public

Commission Expires 8-13-80

DOROTHY A WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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 , this day of , 19

, Notary Public.

Commission Expires

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

Notary Public

Commission Expires

F. I. 6 0 8. 8

IDENTIF. REFERENCE

FEB 28 1 53 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.