THIS INSTRUMENT WAS PREPARED BY [illegible], ATTORNEY AT LAW
320 Gallatin Road
Madison, Tn. 37115

WARRANTY DEED

BOOK 5403 PAGE 799

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oscar M. Litton, Jr. et ux	Security Federal Savings & Ln. Assn.	11D91333
(NAME)	(NAME)	
1052 Cheyenne Blvd.	4235 Hillsboro Road	Map 52-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Nashville, Tn. 37215	Parcel 64
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees, of the unpaid balance of an indebtedness payable to SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE; and secured by a deed of trust executed by the grantors hereinafter named, of record in Book 5191, page 403, Register's Office for Davidson County, Tennessee; which said unpaid balance the grantees hereby agree to assume and promise to pay,

We, EVERETT LEE STARKS and wife, MARCIA LYNNE STARKS, herein called the grantors

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ OSCAR M. LITTON, JR. and wife, MARY E. LITTON, herein called the grantees, their

~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Arrowhead Estates Revised, Section 1, as of record in Book 4955, page 27, Register's Office for said County.

Said Lot No. 14 fronts 59.35 feet on the westerly side of Cheyenne Boulevard, and extends back between lines 139.80 feet to a line in the rear on which it measures 60.00 feet.

Being the same property conveyed to EVERETT LEE STARKS and wife, MARCIA LYNNE STARKS by deed from JACK DRIVER AND SONS, INC. A TENNESSEE CORPORATION of record in Book 5191, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5154, page 59; setback lines, easements and other such limitations as shown on the Plan of record in Plat Book 4955, page 27; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this ~~transfer~~ is $ 37,000.00

Subscribed and sworn to before me, this the 7 day of March 19 79

Affiant

My commission expires: April 7, 1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1052 Cheyenne Blvd., Madison, Tn. 37115 (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 ~~XXXXXXX~~ *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 as stated herein.

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 ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 7 *day of* March, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Everett Lee Starks
(Everett Lee Starks)

Marcia Lynne Starks
(Marcia Lynne Starks)

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Everett Lee Starks and wife, Marcia Lynne Starks

the within named bargainor.S., 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* 7 *day of* March, *19*79

Grace M. Lehman
Notary Public

Commission expires April 7, 1980

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 .....

7738 03/12 95.50- CHECK

WARRANTY DEED

FROM

EVERETT LEE STARS et ux

TO

OSCAR M. LITTON, JR. et ux

F. I. 7. 7. 6 0

IDENTIFICATION REFERENCE

MAR 12 8 56 AM '79

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Return to:
Lakeside Realtors
530 W. Main
Hendersonville

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5403 PAGE 801

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 95.50-
7738A03/12/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7. 7. 6 0

IDENTIF. REFERENCE

MAR 12 8 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 69968