8701. 03/14. 118.12- CHECK

BOOK 5405 PAGE 374 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,750.00

Clyde B. Wilson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 19 79

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN D. MAZER, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE B. WATSON, JR. (NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	94-12
270 Ivywood Drive (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Map 59
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3D-37005

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, I, MITZI MAE CHEEK, formerly MITZI CHEEK WARF,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE B. WILSON, JR., et ux
GEORGIA J. WILSON

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:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Map of Clover Nook Subdivision, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

BEGINNING at a point in the easterly margin of Clovernook Drive, the common front corner of Lots Nos. 13 and 14 on said Plan; thence along the easterly margin of said Clovernook Drive in a northerly direction 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve 36.79 feet to a conceret monument in the southerly margin of Ivywood Drive; thence along the southerly margin of Ivywood Drive in an easterly direction 164 feet to a point, the common front corners of Lots 12 and 13 on said Plan; thence along the common boundary line of Lots 12 and 13 in a southerly direction 146.5 feet to a concrete monument, the common rear corners of Lots 12, 13 and 14, on said Plan; thence in an easterly direction along the common boundary line of Lots 13 and 14 on said Plan 118.5 feet to the point of beginning.

BEING the same property conveyed to Charles Melvin Warf and wife, Mitzi Cheek Warf by deed from Archie Lee Howell, Jr., and wife, Barbara Jean Howell of record in Book 5316, page 897, Register's Office for Davidson County, Tennessee, and being the same property vested in Mitzi Mae Cheek, formerly Warf, by virtue of a decree of the Fourth Circuit Court for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, to First Federal Savings and Loan Association, of record in Book 5316, page 899, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 270 Ivywood Drive, Nashville, Tennessee 37210
(House Number) (Street) (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 my hand this 14th day of March, 19 79

Mitzi Mae Cheek
MITZI MAE CHEEK

STATE OF TENNESSEE
Davidson County

BOOK 5405 PAGE 375

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MITZI MAE CHEEK, formerly MITZI CHEEK WARF,

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 14th day of March, 19 79

Commission expires 10/17/82

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

WARRANTY DEED

FROM
MITZI MAE CHEEK

TO
CLYDE B. WILSON, JR., et ux
GEORGIA J. WILSON

PLEASE FILE BOX "7"

F. 1. 8 4 9 4

IDENTIF. REFERENCE

MAR 14 2 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF BOOK 5405 PAGE 376

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
			43750.00-	CAMT.
			113.62	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 118.12-
			B701A03/14/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 4 9 4 1

IDENTIF. REFERENCE T

MAR 14 2 3 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 670307