BOOK 5408 PAGE 623

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Margie L. Williams
Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 3, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 509 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Dale Rader (NAME)	First Franklin Federal S & L (NAME)	Map 119-6
P.O. Box 15284 (STREET ADDRESS OR ROUTE NUMBER)	Brentwood House (STREET ADDRESS)	Par. 349
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	GDA-14213

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, MARGIE L. WILLIAMS, a single person and surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET DALE RADER, a single person

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. 45 on the Plan of Rosewood Estates, Section II, as of record in Plat Book 4955, page 125, Register's Office for said County.

SAID Lot No. 45 fronts 60 feet along the southerly margin of Lutie Street and runs back between lines 188.25 feet on the westerly line and 189.76 feet on the easterly line to a dead line on the rear on which it measures 86.56 feet.

BEING part of the same property conveyed to Walter B. Williams and wife, Margie L. Williams, by deed from Cool Valley Corporation, of record in Book 5216, page 828, said Register's Office. The said Walter B. Williams having since died.

This conveyance is made subject to a Deed of Trust executed by Walter B. Williams and wife, Margie L. Williams to C. D. Berry, Trustee, of record in Book 5267, page 172, said Register's Office, to secure to First Franklin Federal Savings & Loan Association, an indebtedness in the amount of $22,600.00 The Grantee herein assumes and agrees to pay said indebtedness as it becomes due and payable. The 1979 Metro Property Taxes have been prorated between the parties and the Grantee herein assumes and agrees to pay said taxes when due. The Grantor herein hereby conveys to the Grantee her interest in and to the escrow account at First Franklin Federal Savings & Loan in connection with the loan assumed.

unimproved ( )
This is improved (X) property, known as 17 Lutie Street Nashville, Tenn. 37211
(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 hand this 14th day of March, 19 79

Margie L. Williams

STATE OF TENNESSEE
Davidson County

BOOK 5408 PAGE 624

Personally appeared before me, Nadine Chambers, a Notary Public in and for said County and State, the within named Margie L. Williams

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 November 3, 1980

Nadine Chambers
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

MARGIE L. WILLIAMS

TO

MARGARET DALE RADER

F. 1. 9 7. 2 8.

IDENTIF. REFERENCE

MAR 21 2 48 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5408 PAGE 625

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
			33000.00-	CAMT.
			85.80	CSTAX
			.50	PAFEE
			4.00	WDEED
				CHECK 90.30-
			029%A03/21/79 BJL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 97228

T

IDENTIF. REFERENCE

MAR 21 2 49 PM '79

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 071851