5875 04/13 10[illegible] CHECK

WARRANTY DEED

BOOK 5421 PAGE 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

× Margaret D. Faith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1979

Notary Public

MY COMMISSION EXPIRES: 11-[illegible]-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET D. FAITH (NAME)	LIC (NAME)	
2805 FORTLAND DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 40 (STREET ADDRESS)	83-15-42 BK
NASHVILLE, TN. 37206 (CITY) (STATE) (P. O. ZIP)	AUSTIN, TEXAS 78767 (CITY) (STATE) (ZIP)	

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, JAMES ANDREW MC CONNELL AND WIFE, EDNA MC CONNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET D. FAITH

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. 70 ON THE PLAN OF FORTLAND PARK, SECTION 2, OF RECORD IN BOOK 2900, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF FORTLAND DRIVE AND EXTENDS BACK 162 FEET ON THE EASTERLY LINE AND 155 FEET ON THE WESTERLY LINE TO A DEAD LIN IN THE REAR ON WHICH IT MEASURES 80.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES ANDREW MC CONNELL AND WIFE, EDNA MC CONNELL BY DEED FROM JOHN B. WIGGERS AND WIFE, JESSIE M. WIGGERS, AS OF RECORD IN BOOK 5029, PAGE 585, SAID REGISTER'S OFFICE.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED 12-3-75, AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4976, PAGE 690, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $23,500.00, PAYABLE TO SCHUMACHER MORTGAGE COMPANY, INC., WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTORS UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED. *(OVER)

This is unimproved ( ) improved (X) property, known as 2805 FORTLAND DRIVE, NASHVILLE, TN. 37206
(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 OUR **hand** S **this** 12TH **day of** APRIL, 19 79

James Andrew McConnell
JAMES ANDREW MC CONNELL

Edna McConnell
EDNA MCCONNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5421 PAGE 6

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES ANDREW MCCONNELL AND WIFE, EDNA MC CONNELL

the 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 NASHVILLE, TN. this 12 day of APRIL, 19 79

Commission Expires 11-12-80 Notary Public.

STATE OF
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 purpose 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

*THE ESCROW ACCOUNT AS IT REALTES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE.

F-240500

IDENTIF. REFERENCE

APR 13 1 33 PM '79

FILED AND RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES ANDREW MC CONNELL ET UX

TO
MARGARET D. FAITH

TITLE INSURED BY POLICY NUMBER:
43-100-067424F G-794

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37215

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

BOOK 5421 PAGE 7

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

37000.00- CO
96.20 CO TX
.50 PRFEE
4.00 WDEED
CHECK 100.70-
5875A04/13/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.240500

IDENTIFICATION REFERENCE

APR 13 1 33 PM '79

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

No. 677228