This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5424 PAGE 225

WARRANTY DEED

24018485

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Conway and wife, Nancy S. Conway	First Federal Savings & Loan	133-7-41 & 41.1
(NAME)	(NAME) 236 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by James A. Conway and wife, Nancy S. Conway and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sarah C. McFerrin, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Conway and wife, Nancy S. Conway

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots 83 and 84 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, pages 137 and 138, Register's Office for said County.
Said Lots adjoin and front together 262.2 feet on the northwesterly side of Mimosa Drive and run back 240.1 feet on the westerly line of Lot 84 and 253 feet on the northeasterly line of Lot No. 83, which is a broken line, to a dead line in the rear, which is a broken line on which measures 67 feet.

Being the same property conveyed to Sarah C. McFerrin by deed from William L. Underhill, Trustee, of record in Book 5347, page 807, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility purposes, 40-foot building setback line from Mimosa Drive, and conditions of Owner's Certificate, of record in Book 1835, page 137, said Register's Office; provisions contained in Book 2204, page 375, Register's Office for said County; restrictive covenants of record in Book 2088, page 534, as amended in Book 2105, page 633, said Register's Office, and an easement for sanitary sewers and/or storm drainage of record in Book 4305, page 903, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

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

My commission expires 8/13/80 (Affix Seal)

Affiant James A Conway

Notary Public Dorothy A. Wilson

This is unimproved ( ) improved (X) property, known as 3348 Mimosa Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (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.

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 19th *day of* April, 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.*

Sarah C. McFerrin

Sarah C. McFerrin

BOOK 5424 PAGE 226

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sarah C. McFerrin, unmarried

the within named 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* 19th *day of* April, *19* 79

Dorothy A. Kilgore
Notary Public

DOROTHY A. KILGORE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE LARGE

Commission expires 8/13/80

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 .....

WARRANTY DEED

FROM
Sarah C. McFerrin, unmarried

TO
James A. Conway and wife,
Nancy S. Conway

F 25227

IDENTIF. REFERENCE

APR 20 1 47 PM '79

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5424 PAGE 227

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	121.50-
7461	A04/20/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25227.

IDENTIF. REFERENCE

APR 20 1 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678763