2401869

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

William E. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE 19 79.

Dorothy C. Wilson
Notary Public

MY COMMISSION EXPIRES: 8/13/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. TAYLOR, et ux	FIRST FEDERAL SAVINGS AND LOAN	103 - 3 - 196 KS
(NAME)	(NAME)	
5005 Wyoming Avenue	Union and Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(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, MILDRED KARNES, A Widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. TAYLOR, et ux
KAREN B. TAYLOR

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:

TRACT 1:

LAND in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being part of the E. A. Elam 5 acre tract, and described as follows:

BEGINNING at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of 50th Avenue North, at the northwest corner of the property conveyed to W. C. Sells and wife, of record in Book 1368, page 40, Register's Office for said County; thence southerly along Sell's westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

BEING the same property conveyed to Melvin A. Karnes and wife, Mildred Karnes, by deed from Frederick B. Rogers and wife, Bertha L. Rogers, of record in Book 2909, page 27, Register's Office for Davidson County, Tennessee. The said Melvin A. Karnes having since died.

TRACT 2:

LAND in Davidson County, Tennessee, being part of the E. A. Elam Tract, described as follows:

(SEE REVERSE SIDE)

This is improved (XX) unimproved ( ) property, known as 5005 Wyoming Avenue, Nashville, Tennessee 37209
(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 1st day of June, 19 79

/s/ Mildred Karnes
MILDRED KARNES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MILDRED KARNES, A Widow,

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 1st day of JUNE 19 79

Commission expires 8/13/80

Dorothy A. Wilson
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
MILDRED KARNES, A Widow,

TO
WILLIAM E. TAYLOR, et ux
KAREN B. TAYLOR

PLEASE FILE BOX "7"

F-32872

IDENTIF. REFERENCE

JUN 5 2 02 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEGINNING at the southeast corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, page 27, Register's Office for said County; thence with Karnes southerly line westwardly 50 feet to his southwest corner, being the easterly line of the property conveyed to C. M. Holland Sr., and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

BEING the same property conveyed to Melvin A. Karnes and wife, Mildred Karnes, by deed from Ruth P. Anthony, of record in Book 4739, page 193, Register's Office for Davidson County, Tennessee.

7295

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

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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
			39500.00-	CO
			102.70	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	107.20-
7293A06/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F: 32872

IDENTIF. REFERENCE

JUN 5 2 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688291