ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kathryn F. Hyames (NAME)	First Federal Savings & Loan Assoc. (NAME)	150-5
2829 Galesburg Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Street (STREET ADDRESS)	197
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	2D-62285

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to First Federal Savings & Loan Association in the original amount of $28,800.00, secured by a Deed of Trust of record in Book 4780, page 94, Register's Office for Davidson County, Tennessee.

We, Joe O. Mehaffey and wife, Elissa W. Mehaffey

have bargained and sold, and by these presents do transfer and convey unto the said Kathryn F. Hyames, a married person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.720 on the plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No.720 fronts 84.79 feet on the westerly side of Galesburg Drive and runs back between lines 140 feet on the northerly line and 173.9 feet on the southerly line, to a line at the rear measuring 90.61 feet thereon.

BEING the same property conveyed to Joe O. Mehaffey and wife, Elissa W. Mehaffey, by deed from Richard T. Dixon and wife, Rubynelle Dixon, of record in Book 5179, page 667, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:

Restrictive Covenants contained in an instrument of record in Book 4549, page 802, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4460, page 44, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Galesburg Drive and a 10-foot easement for public utility and drainage purposes along the rear line and a 7-foot easement for sewers, public utilities and drainage along the southerly line of said lot, with an 8-inch sewer line located therein, and a manhole at the southwesterly corner of said lot.

THE Grantors do hereby warrant that the fireplace and the cooling, heating, plumbing and electrical systems are in good working order as of this date. This warranty does not extend past this date.

unimproved ( )
This is improved (X) property, known as 2829 Galesburg (House Number) (Street)
Nashville, Tennessee 37217 (P. O. Address) (City or Town) (Zip Code)

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.

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 7th day of June, 1979.

x Joe O. Mehaffey
Joe O. Mehaffey

x Elissa W. Mehaffey
Elissa W. Mehaffey

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe O. Mehaffey and wife, Elissa W. Mehaffey

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, this 7th day of May, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 61,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x

Sworn to and subscribed before me
this 7th day of June, 1979.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

F 34289

RUSH

IDENTIFICATION REFERENCE

JUN 13 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

WARRANTY DEED

FROM Joe O. Mehaffey, etux

TO Kathryn F. Hyames, a married person

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

BOOK 5449 PAGE 239

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
			61950.00- CO	
			160.94 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 165.44-	
9124A	06/13/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 342889

IDENTIF. REFERENCE

JUN 13 10 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690066