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

BOOK 5453 PAGE 509

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard W. McVay and wife, Drucilla S. McVay	First Tennessee Bank N. A. Memphis	42-9-58
(NAME)	(NAME)	
	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(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 Richard W. McVay and wife, Drucilla S. McVay and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas S. Partain and Rosalee Barnes, formerly Rosa F. Partain

have this day bargained and sold, and do hereby transfer and convey unto the said Richard W. McVay and wife, Drucilla S. McVay *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 106 on the Map of Kemper Heights, Section I, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee. Said Lot No. 106 fronts 98 feet on the southerly side of Kemper Drive and extends back 313.3 feet on the westerly line and 297.0 feet on the easterly line, to a dead line in the rear, on which it measures 116.3 feet.

Being the same property conveyed to Thomas S. Partain and wife, Rosa F. Partain by deed from James W. Young and wife, Martha A. Young, of record in Book 4293, page 813, Register's Office for said County, the said Thomas S. Partain and Rosa F. Partain having since divorced, Final Decree of Divorce, being of record in Minute Book 102C, page 1971, Fourth Circuit Court for Davidson County, Tennessee, and the said Rosa F. Partain having since remarried, now being Rosalee Barnes.

This conveyance is subject to a 10-foot easement for public utilities, 30-foot building setback line from Kemper Drive, and conditions of Owner's Certificate of record in Book 2331, page 65, said Register's Office; and restrictive covenants of record in Book 2442, page 459, said Register's Office.

I, Charles Barnes, join in the execution of this instrument to convey any marital interest I might have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 86,500.00

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

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 409 North Kemper Drive, Madison, Tennessee 37115
(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. except for 1979 taxes which are prorated and assumed by the purchasers.

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* June, *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.*

Thomas S. Partain

Rosalee Barnes

Charles Barnes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L KOTH *Notary Public in and for said County and State,* Thomas S. Partain and Rosalee Barnes and husband, Charles Barnes

*the within named 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, *Tennessee, this* 19 *day of* JUNE, *19*79.

Nancy L Koth *Notary Public*

Commission expires 4/18/82

NANCY L. KOTH NOTARY PUBLIC

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 136608

WARRANTY DEED

FROM
Thomas S. Partain and
Rosalee Barnes
TO

Richard W. McVay and wife,
Drucilla S. McVay

F-35845

IDENTIF. REFERENCE

JUN 21 2 48 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 5453 PAGE 511

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

46500.00- CO
120.90 CO TX
.50 PRFEE
4.00 WDEED
CHECK 125.40-
1094A06/21/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 358 45

IDENTIF. REFERENCE

JUN 21 2 48 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 691980