BOOK 5462 PAGE 809 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 31,500.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY 19 79.

_____ Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Hargrove (NAME)	McNeill Mortgage & Investment Co., Inc. (NAME)	116-4-349
2219 Winford Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11227 (STREET ADDRESS)	6DA-24330
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (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, ARTHUR C. LITCHFORD and wife, SUZANNE LITCHFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Hargrove (unmarried)

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. 3 on an unrecorded Plan of a Resubdivision of a part of Lots Nos. 8 and 9 on the plan of Melrose, of record in Book 57, page 44, Register's Office for said County, described according to a May 14, 1979, survey by John B. Kohl III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point on the westerly margin of Winford Avenue, said point located northwardly 100.0 feet from the northeasterly corner of the Berry School property, said point also being the northeasterly corner of the John W. Langston Property (Book 4357, page 710, said Register's Office); thence, with Langston's northerly property line, westwardly 200.0 feet to a point in the easterly line of the Berry School property; thence, with the school's easterly property line northwardly, 50.0 feet to a point at the southwesterly corner of the Rosedale Baptist Church Property (Book 4580, page 814, said Register's Office); thence, with the Church's southerly property line eastwardly 200.0 feet to a point in the westerly margin of Winford Avenue; thence, with said margin southwardly 50.0 feet to the point of beginning.

BEING the same property conveyed to Arthur C. Litchford and wife, Suzanne Litchford by deed from Robert C. Morton and wife, Shirley A. Morton of record in Book 4068, page 565, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2219 Winford Avenue (House Number) (Street) Nashville, TN 37211 (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 2ND day of JULY, 19 79

Arthur C. Litchford

Arthur C. Litchford

Suzanne Litchford

Suzanne Litchford

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 Arthur C. Litchford and wife, Suzanne Litchford

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, Tennessee, this 2nd day of July 19 79

Commission expires 3-8-80

John J. Rowe
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
ARTHUR C. LITCHFORD ET UX

TO
JOHN C. HARGROVE

F. 39178

IDENTIF. REFERENCE

JUL 10 3 42 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			31500.00- CO	
			81.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	88.40-
5306A07/10/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 39178

IDENTIF. REFERENCE

JUL 10 3 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696072