BOOK 5464 PAGE 378 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,429.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 19 79

Notary Public

MY COMMISSION EXPIRES: 2/25/80

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley M. Chernau, Trustee (NAME)	Community Federal Savings & Loan (NAME)	81-10-355
218 Third Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (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~~ I, Geraldine Sherrill Perkins and husband, John A. Perkins Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley M. Chernau, Trustee, with full power to mortgage, sell, convey, or otherwise encumber without the joinder of any beneficiary

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. 234 on the Plan of J. M., T. J. and G. W. Harding's Additions, as of record in Book 21, page 80, said Register's Office.

Said Lot No. 214 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Laaland Street and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Geraldine Sherrill, a single woman, by deed from Florence Mercer, divorced, as of record in Book 4971, page 707, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a deed of trust executed by the grantors herein to Alfred C. Galloway, Trustee, dated November 17, 1975, of record in Book 4971, page 709, Register's Office for Davidson County, Tennessee, payable to Community Federal Savings and Loan Association.

This is unimproved (X) improved ( ) property, known as 1624 (House Number) 23rd Avenue, North (Street) (P. O. Address) Nashville, Tennessee (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 9th day of July, 19 79

Geraldine Sherrill Perkins

John A. Perkins, Jr.

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 Geraldine Sherrill Perkins, and husband, John A. Perkins Jr.

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 6th day of July 1979

Commission expires 2/25/80

Richard S. Jackson
Notary Public

RICHARD S. JACKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Geraldine Sherrill Perkins, and husband, John A. Perkins Jr.

TO
Stanley M. Chernau, Trustee

F-39759

IDENTIF. REFERENCE

JUL 13 8 20 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			5429.61-	CO
			14.04	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	20.54-
6023A07/13/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 9 7 5 9

IDENTIF. REFERENCE

JUL 13 8 20 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696760