This instrument
Prepared By Gail Peggy Atty
Home Federal Bldg
Nashville
Tenn 37219.

BOOK 5465 PAGE 928

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. W. Y. Properties	Mercantile Mortgage Company	162-6
(NAME) 17th Floor 3rd Natl Bk Bldg	(NAME) P. O. Box 14569	#99
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37219	(STREET ADDRESS) St. Louis, Missouri 63178	5DU-52800
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Mercantile Mortgage Company, secured by a deed of trust of record in Book 5367, page 3, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JON R. GOIN and wife, LAURA I. GOIN

have this day bargained and sold, and do hereby transfer and convey unto the said

M. W. Y. PROPERTIES, a partnership
its

certain real estate in Davidson County, Tennessee, as follows:

(successors), heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Old Tusculum Road Heights of record in Book 4300, page 45, Register's Office for said County.

Said Lot No. 2 fronts 60 feet on the northerly side of Old Tusculum Road ane extends back 182.26 feet on the easterly line and 181.25 feet on the westerly line to a dead line in the rear measuring 60.01 feet thereon.

Being the same property conveyed to Jon R. Goin and wife, Laura I. Goin, by deed from Fred D. Corley and wife, Janet D. Corley, of record in Book 5367, page 1, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,900.00

Subscribed and sworn to before me, this the 13th day of July 19 79

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 194 Old Tusculum Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
M. W. Y. PROPERTIES
its
(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; plan of record in Bk4300, p.45; restrictions in Bk.4409, p.223; deed of trust in Bk.5367 p.3

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* M. W. Y. PROPERTIES
its
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 13th *day of* July, 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.*

Jon R. Goin Jon R. Goin

Laura I. Goin Laura I. Goin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Jon R. Goin and wife, Laura I. Goin

*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 13th *day of* July, *19* 79.

Gail Pigg
Notary Public

Commission expires 2/23/81

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 .....

F 40340

RUSH

IDENTIF. REFERENCE

JUL 17 8 36 AM '79

FELIX Z. ★LSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Jon R. Goin et ux

TO

M. W. Y. Properties

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			44900.00- CO	
			116.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.24-	
6767A	07/17/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40340

IDENTIF. REFERENCE

JUL 17 8 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697485