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

BOOK 5488 PAGE 123

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. McCall, Jr. and wife, Lona A. McCall	Mortgage Corporation of the South	126-2-125
(NAME)	(NAME)	
886 Beech Bend Drive	P. O. Box 10726	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Birmingham, Alabama 35202	
(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 James E. McCall, Jr. and wife, Lona A. McCall and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

C & S Builders, Inc., a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said James E. McCall, Jr. and wife, Lona A. McCall

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 625 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee. Said Lot No. 625 fronts 77 feet on the westerly side of Beech Bend Drive and extends back 450 feet more or less on the northerly line and 434.6 feet more or less, on the southerly line to the center of Harpeth River measuring 57 feet thereon.

Being the same property conveyed to C & S Builders, Inc. by deed from Roy Shainberg, Reynold Bubis and Edward T. Goldstein, Trustees, of record in Book 5298, page 142, said Register's Office.

This conveyance is subjecttto 30-foot minimum building setback line from Beech Bend Drive, 40-foot easement for scenic Rivers purposes, and conditions of Owner's Certificate of record in Book 4860, page 111, said Register's Office; an easement for flow of Harpeth River lying within boundaries of premises, and restrictive covenants of record in Book 5051, page 92, and amended in Book 5197, page 123 and Book 5228, page 718, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and set-back lines, if any, and easements and rights of way for public utilities.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 22nd day of August 19 79

My commission expires: 4/21/80 (Affix Seal)

x James E. McCall, Jr.
Affiant

Mary Emmons
Notary Public

unimproved ( )
This is improved (XX) property, known as 886 Beech Bend Drive, Nashville, Tennessee 37221
(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.

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 22nd *day of* August, 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.*

C & S BUILDERS, INC.
By:

x Kenneth Lyons, Secretary-Treasurer

x Alphonse H. Davis, Vice-President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Lyons and Alphonse H. Davis *with whom I am personally acquainted, and who, upon oath, acknowledged* themselfsxxxx Secretary-Treasurer Vice-President *of the* C & S Builders, Inc. *the within named bargainor, a corporation, and that* he as such Secretary-Treasurer and Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselfs as Secretary-Treasurer and Vice President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 22ND *day of* August, 19 79

Deborah J. Lewis *Notary Public*

Commission Expires My Commission Expires OCT. 17, 1982

6900 [illegible] CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED D 237012

FROM
C &S Builders, Inc.

TO
James E. McCall, Jr. and wife,
Lona A. McCall

F 48302

IDENTIF. REFERENCE

AUG 24 1 07 PM '79

FELIX Z. 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

RECEIVED OF _____

FOR _____ BOOK 5488 PAGE 125

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
			65000.00-	CO
			169.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	175.50-
6900A08/24/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48302

IDENTIF. REFERENCE

AUG 24 1 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707330