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

BOOK 5488 PAGE 406

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas R. Abbott and wife, My Thi Abbott	Third National Mortgage Company	95-3-77
(NAME:) 214 Fairway Drive	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Thomas R. Abbott and wife, My Thi Abbott and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Juanita Mason McCanless, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas R. Abbott and wife, My Thi Abbott

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

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Merry Oaks, Section 1, of record in Book 1835, pages 67 and 68, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Fairway Drive, the common corner of Lots 152 and 153; thence with the line between said lots, westerly 143 feet to a point in the easterly line of Lot 150; thence with the line between Lots 150 and 152, northerly 107.4 feet to the northeast corner of Lot 150, and a corner of Lot 127; thence northeasterly, with the line between Lots 152 and 127, 6.9 feet to the corner of Lots 151 and 152; thence with the line between said lots, easterly 184 feet to the westerly margin of Fairway Drive; thence with said Drive southerly 104 feet to the beginning.

Being the same property conveyed to Juanita Mason McCanless by deed from McFarland Heights, Incorporated, of record in Book 1877, page 301, Register's Office for said County, as corrected in Book 1909, page 339, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 50-foot minimum building setback line from Fairway Drive, and conditions of Owner's Certificate of record in Book 1835, pages 67 and 68, Register's Office for said County; and restrictive covenants of record in Book 1855, page 377, as amended in Book 1876, page 264, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 23rd day of Aug 19 79.

Affiant

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

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 214 Fairway Drive, Nashville, Tennessee 37214
(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 23rd *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.*

Juanita Mason McCanless

Juanita Mason McCanless

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Essey, *a Notary Public in and for said County and State,* Juanita Mason McCanless, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee this* 23rd *day of* Aug., *19*79.

MARY ESSEY NOTARY PUBLIC AT LARGE

Mary Essey
Notary Public

Commission expires 4/21/80

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 .....

6978 $148.00- CHECK

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

6937686

WARRANTY DEED

FROM
Juanita Mason McCanless

TO
Thomas R. Abbott and wife,
My Thi Abbott

F 48377

IDENTIF. REFERENCE

AUG 24 3 28 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

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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
			52500.00- CO	
			136.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	143.00-
6978A08/24/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48377

IDENTIF. REFERENCE

AUG 24 3 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707408