This instrument was prepared by MILTON W. SMITH, Jr., Attorney at Law
320 Gallatin Road
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5488 PAGE 422

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret L. McGrady (NAME)	Same (NAME)	15DA4365
1010 Burchwood Ave. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Map 72-9
Nashville, Tn. 37216 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	Parcel 123

FOR AND IN CONSIDERATION of the sum of ...TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the said grantee, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

FLOSSIE J. BARNARD, a widow, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ MARGARET L. McGRADY, a widow,

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

Land in Davidson County, Tennessee, being Lot No. 14 and the easterly 50 feet of Lot No. 15 on the Map of Burchwood Place, as of record in Book 547, page 183, Register's Office for said County.

Said lot and part of lot adjoin and front together 110 feet on the southerly side of Burchwood Avenue and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to HILMAN BARNARD and wife, FLOSSIE J. BARNARD, by deed from R. LOYD SCOBEY and wife, CORINNE S. SCOBEY, of record in Book 1467, page 46, said Register's Office. (The said Hilman Barnard having since died.)

September 24, 1975

This conveyance is made subject to an agreement for dedication of easement for sanitary sewers and/or storm drainage as of record in Book 4251, page 898, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 24th day of August 1979.

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1010 Burchwood Avenue, Nashville, Tn. 37216
(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 ~~XXXXX~~, 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 23 *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.*

Flossie J. Barnard
(FLOSSIE J. BARNARD)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5488 PAGE 423

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Flossie J. Barnard, a widow

the within named bargainor....., 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 Madison *Tennessee, this* 23 *day of* August *, 19* 79

Commission expires January 15, 1983. *Notary Public*

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.....

6982

WARRANTY DEED

FROM

FLOSSIE J. BARNARD, a widow

TO

MARGARET L. McGRADY, a widow

F 48381

IDENTIF. REFERENCE

AUG 24 3 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

THIS INSTRUMENT WAS PREPARED BY:

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5488 PAGE 424

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
6982A	08/24/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 48381

IDENTIF. REFERENCE

AUG 24 3 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707412