~~FILE BOX 4~~ 81-1-18

BOOK 5705 PAGE 677

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,582.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JANUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 9/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. CARNEY JR. (NAME)	MOLTON, ALLEN & WILLIAMS, INC. (NAME)	Map 82-7
611 NORTH SECOND STREET (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 10025 (STREET ADDRESS)	Par 242
NASHVILLE, TENNESSEE 37213 (CITY) (STATE) (P. O. ZIP)	BIRMINGHAM, ALABAMA 35203 (CITY) (STATE) (ZIP)	20W-15005

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, CHARLINE MCGOWAN AND KENNETH PORTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. CARNEY JR. AND WIFE, DIANTHA M. CARNEY

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:

Being Lot No. 6 on the Map of the Lands of Mrs. Sara M. Wingo, not of record, described as follows:

Beginning at a point in the easterly margin of North Second Street, 231-3/7 feet south of the southerly margin of Grace Street, formerly Josephine Street, formerly Kent Street, at the corner of Lot Nos. 5 and 6; thence with the line between said lots, easterly 150 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 46-2/7 feet to the corner of Lot Nos. 6 & 7; thence with the line between said lots, westerly 150 feet to the eastern margin of North Second Street; thence with the margin of same, northerly 46-2/7 feet to the beginning.

Being the same property conveyed to Charline McGowan and Kenneth Porter by deed from Ervin Toney and wife, Reba Toney of record in Book 5592, page 30, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Tennessee Housing Development Agency c/o: Molton, Allen & Williams, Inc., in the original principal amount of $21,750.00 of record in Book 5592, page 33, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ( )
This is improved (XX) property, known as 611 NORTH SECOND STREET (House Number) (Street) NASHVILLE, TENNESSEE (P. O. Address) (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 29th day of JANUARY, 19 81

Charline McGowan
CHARLINE MCGOWAN

Kenneth Porter
KENNETH PORTER

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 Charline McGowan and Kenneth Porter

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 29th day of January 1981

Commission expires 4/22/84

Notary Public

NOTARY PUBLIC AT LARGE

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
CHARLINE MCGOWAN AND
KENNETH PORTER

TO
JAMES W. CARNEY JR. AND WIFE,
DIANTHA M. CARNEY

G 27512

RUSH

IDENTIF. REFERENCE

JAN 30 1 33 PM '81

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7504 01/30 65.26- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22562.05- CO	
			56.76 CO TX	
			.50 PRFEE	
			6.00 .DEED	
			CHECK	65.25-
7504A01/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.7.5 1 2

IDENTIF. REFERENCE

JAN 30 1 33 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 804486