ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES C. STROUD et ux	METROPOLITAN FEDERAL SAVINGS & LOAN ASSN.	103-8-254
(NAME)	(NAME)	
4020 Aberdeen Road	230 Fourth Avenue North	26W-01090
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

TIM W. McCALL and wife, ROSE MARY McCALL,

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hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES C. STROUD and wife, DIANE STROUD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and the easterly 20 feet of Lot No. 25, Block "H", on the Plan of Cherokee Park, Section Two, as of record at Book 547, pages 175 and 176, Register's Office for said County.

Said Lot No. 26 and part of Lot No. 25 front together 80 feet on the northerly margin of Aberdeen Road, and extend back 117.03 feet on the easterly line, and 112.53 feet, more or less, on the westerly line, to a line in the rear on which it measures 85.0 feet.

Being all the same property conveyed to Tim W. McCall and wife, Rose Mary McCall by deed from Michael Brockman Estes et al of record at Book 5443, page 103, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $43,000.00 secured and evidenced by Deed of Trust of record in Book 5443, page 106, Register's Office for Davidson County, Tennessee, in favor of First Federal Savings & Loan Association (now Metropolitan Federal Savings & Loan Association), and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid Note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to the limitations shown on the Plan of record at Book 547, pages 175 and 176, said Register's Office.

This is improved (~~not improved~~) property, known as 4020 Aberdeen Road, Nashville, TN 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 4th day of January, 19 82.

Tim W. McCall
TIM W. McCALL

Rose Mary McCall
ROSE MARY McCALL

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIM W. McCALL and wife, ROSE MARY McCALL

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 4th day of January, 19 82

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 78,913.29
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 4th day of January, 19 82

My commission expires 10-21-84 Notary Public

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

5618 WARRANTY DEED - CORP. 305.14

FROM TIM W. McCALL and wife,

ROSE MARY McCALL

TO JAMES C. STROUD and wife,

DIANE STROUD

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.
JAN 4 2 27 PM '82

IDENTIF. REFERENCE

G 73994

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5836 PAGE 780

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
			769 13.29- CO	
			205.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 211.64-	
5619A01/04/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK.

G 73994

IDENTIF. REFERENCE

JAN 4 2 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860429