FORM NO. WD-1

BOOK 6305 PAGE 743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Portia Ann McMahon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1984.

Notary Public

MY COMMISSION EXPIRES: 11/17/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John A. McMahon (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	105-13-432
1202 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	22W 10209
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Neighborhood Housing Services of Nashville and Davidson County, Inc., a Tennessee Nonprofit Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. McMahon and wife, Portia Ann McMahon

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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Clemmons Subdivision, of record in Book 5800, page 262, Register's Office for said County.

SAID Lot No. 7 fronts 57.50 feet on the northerly margin of Linden Avenue and extends back 175.29 feet on the easterly line and 175.28 feet on the westerly line to a dead line in the rear, measuring 57.50 feet thereon.

BEING part of the same property conveyed to Neighborhood Housing Services of Nashville and Davidson County, Inc., a Tennessee Nonprofit Corporation, by deed from The Metropolitan Government of Nashville and Davidson County, of record in Book 5941, page 440, Register's Office for Davidson County, Tennessee.

2640 8 IDENTIF. REFERENCE JUN 4 10 18 AM '84 ELIK Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This instrument is executed on behalf of Neighborhood Housing Services of Nashville and Davidson County, Inc., by Margaret Hoefer, as its Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 1202 Linden Avenue, Nashville, TN 37212
(House Number) (Street) (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 my hand this 31st day of May, 19 84

NEIGHBORHOOD HOUSING SERVICES OF NASHVILLE & DAVIDSON COUNTY, INC.

BY: Margaret Hoefer
Margaret Hoefer, Attorney in Fact

1727

STATE OF TENNESSEE
Davidson County

BOOK 6306 PAGE 744

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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___.

Commission expires _____

_____
Notary Public

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

NEIGHBORHOOD HOUSING SERVICES OF NASHVILLE & DAVIDSON COUNTY, INC.

TO

JOHN A. McMAHON AND WIFE, PORTIA ANN McMAHON

RETURN TO: JCB

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Margaret Hoefer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to the Attorney in Fact for Neighborhood Housing Services of Nashville and Davidson County, Inc., the within named bargainor, a corporation, and that she as such Attorney in Fact for said corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as the free act and deed of said corporation.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1984.

_____
NOTARY PUBLIC

My commission expires: 11/17/84

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6306 PAGE 745

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53000.00- CONT.	
			143.00 CSTAX	
			.50 PREE	
			6.00 MDEED	
			CHECK	149.50-
		1727A06/04/84	CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 4 0 8

IDENTIF. REFERENCE

JUN 4 10 18 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041113