BOOK 4419 PAGE 438 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,400.00

Charles Hodgson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF May 19 70

Notary Public

MY COMMISSION EXPIRES: 1/30/74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Roysden (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 95 14
2116 Crystal Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	3D 36165

PWT

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, RALPH STEVENS, d/b/a/ RALPH STEVESN REALTY AND WIFE, MILDRED STEVENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. ROYSDEN AND WIFE, NANCY C. ROYSDEN

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. 126 on the Map of Elm Hill Acres, Section 1, as of reocrd in Book 2331, page 67, Register Office for said County.

SAID Lot No. 126 fronts 85 feet on the northerly side of Crystal Drive and extends back between lines, 137 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear, measuring 106 feet thereon.

BEING the same property conveyed to Ralph Stevens, d/b/a Ralph Stevens Realty by deed from James D. Barton and wife, Glenna Fay Barton of record in Book 4412, page 630, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2116 Crystal Drive, Nashville, Tennessee
(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 our hand s this 20th day of May, 19 70

Mildred Stevens
Mildred Stevens

Ralph Stevens
Ralph Stevens

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 RALPH STEVENS AND WIFE, MILDRED STEVENS

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 20th day of May 19 70.

Commission expires 1 30 74

Donna L. Gibson
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 RALPH STEVENS ET UX

TO ROBERT G. ROYSDEN ET UX

A 78381

IDENTIF. REFERENCE

MAY 22 1 52 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Paul PERCY WILKINS, JR.
ATTORNEY-AT-LAW
633 STAHLMAN BLDG.
NASHVILLE, TENNESSEE 37201

MAY22'70	CONV	16,400.00			
MAY22'70	S'TAX		A*	42.64	
MAY22'70	PR'FEE		A*	.50	
MAY22'70	W'DEED		A*	3.00	* 46.14