This Form furnished by Attorneys Title Company, Inc.

PLEASE RETURN TO ENTREKIN, JOHNSON & HOLLAND 2011 PARKWAY TOWERS BUILDING NASHVILLE, TENNESSEE 37219

BOOK 4696 PAGE 896

Form No. WD-2

FROM
James E. Gadsey Et Ux

TO
Ruth Ann Roberts, Unmarried

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Ann Roberts (NAME)	Lomas & Nettleton Company (NAME)	
1008 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	107-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	132

(FOR REGISTER'S USE)

GO1788

IDENTIF. REFERENCE

APR 9 3 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,700.00 Ruth Ann Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF March 1973.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by RUTH ANN ROBERTS, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by RUTH ANN ROBERTS, unmarried to assume and agree to pay the unpaid balance of a loan in the original principal balance of Twelve Thousand One Hundred and NO/100 ($12,100.00) Dollars, secured by a deed of trust of record in Book 4433, page 249, Register's Office for Davidson County, Tennessee.

JAMES EDWARD GADSEY and wife, LYNETTE H. GADSEY have bargained and sold, and by these presents do transfer and convey unto the said RUTH ANN ROBERTS, unmarried her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 134 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, said Register's Office for said County.

SAID Lot No. 134 fronts 70 feet on the easterly side of Kipling Drive and extends back between parallel lines 134 feet.

BEING the same property conveyed to James E. Gadsey and wife, Lynette H. Gadsey, by deed from Henry R. McGee and wife, Jessie Lee McGee, of record in Book 4433, page 247, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to the plan of record which shows an owners certificate, a 60-foot minimum building setback line from Kipling Drive and a 10-foot easement for public utility purposes along the rear line of said lot; restrictive covenants of record in Book 1710, page 183, Register's Office for Davidson County, Tennessee. The survey of the premises made by John Kohl, dated May 15, 1970, shows that the garage and shed showing thereon are located in part within the public utility easement set forth above. The Company assumes no liability of questions arising from said encroachment.

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This is {unimproved / improved} property, known as 1008 Kipling Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUTH ANN ROBERTS her heirs and assigns, forever.

And we do covenant with the said RUTH ANN ROBERTS 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., except as of record.

And we, James Edward Gadsey and wife, Lynette H. Gadsey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RUTH ANN ROBERTS her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8 day of February, 1973

James Edward Gadsey
JAMES EDWARD GADSEY

Lynette H. Gadsey
LYNETTE H. GADSEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES EDWARD GADSEY and wife, LYNETTE H. GADSEY

the bargainors, 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 8th day of February, 1973

Maxine Boswell, Notary Public.

Commission expires August 21, 1976

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 _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____

APR-9 STAX A* 38.22
APR-9 PRFEE A* 50
APR-9 WDEED A* 4.00 * 42.72