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FORM NO. WD-1

This instrument prepared by
A. Braden Floyd, Jr., Attorney
338 White Bridge Road
Nashville, Tenn. 37209

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

James S. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 1973.

Jean Coats
Notary Public

MY COMMISSION EXPIRES: 7/31/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs James S. Roberts (NAME)	Harpeth National Bank (NAME)	Map 82-16
707 Boscobel, St., (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 307
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Franklin, Tenn. (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, Mrs. Mary Claire Matthews Cleveland, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Roberts and wife, Helen J. Roberts

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. seventy-seven in William's First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 45 of the Register's Office for Davidson County, Tennessee.
Said Lot No. 77 fronts fifty feet on the northerly side of Boscobel Street and extends back between parallel lines 175 feet, more or less, to an alley in the rear, measuring fifty feet on said alley.

Being the same property conveyed to Edgar A. Cleveland, Jr., and wife, Claire M. Cleveland, by deed from Bransford Realty Company dated December 7, 1916, of record in Book 489, page 459, Register's Office for Davidson County, Tennessee,
The said Edgar A. Cleveland, Jr., having since died and his interest in said property being conveyed by his heirs to the said Mary Claire Matthews Cleveland in Book 2593, page 315, Register's Office for Davidson County, Tennessee.

Buyer having received credit for Seller's share of 1973 taxes will pay full amount of taxes for 1973

This is unimproved ( ) improved (X) property, known as 707 Boscobel Street (House Number) (Street), Nashville, Tenn. 37206 (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 seised 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 5th day of May, 1973

Mary Claire Matthews Cleveland

STATE OF TENNESSEE
~~Davidson~~ Williamson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Mary Claire Matthews Cleveland

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin ~~Nashville~~, Tennessee, this 5th day of May 19 73

Commission expires 7/~~31~~/73

Jean Coats
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

Mrs. Mary Claire Matthews Cleveland, a widow

TO

James S. Roberts and wife, Helen J. Roberts

C 0 5 7 4 1

IDENTIF. REFERENCE

MAY 9 10 12 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-9~~5~~	CONV	11,500.00			
MAY-9~~5~~ S'TAX			A*	29.90	
MAY-9~~5~~ PR'FEE			A*	.50	
MAY-9~~5~~ W'DEED			A*	4.00	* 34.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.