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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. James P. Roberts	Home Federal Savings & Loan Association	6 D-37105
(NAME)	(NAME)	
494 Oakley Drive	4th and Church Street	160-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	4pd
(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 James P. Roberts and wife, Colleen L. Roberts, herein called Grantee, and other valuable considerations, receipt of all of which is acknowledged by Janice H. Herron, herein called Grantor, and the assuming by Grantee and agreeing to pay the unpaid principal balance of one promissory note for the original principal sum of Eighteen Thousand and no/100 ($18,000.00) Dollars payable to the order of Home Federal Savings & Loan Association with interest at 6 1/2 percent per annum and a service fee of 1 percent per annum in monthly installments of One Hundred Twenty-Five and 86/100 ($125.86) Dollars, the unpaid principal balance thereof as of August 31, 1973, being Seventeen Thousand Eight Hundred-Forty-Five and 11/100 ($17,845.11) Dollars, which note is secured by deed of trust to Charles Nelson, Jr., Trustee, of record in Book 4637, page 771, Register's Office for Davidson County, Tennessee, and Grantee agrees to perform all the terms and covenants of said deed of trust, Grantor have bargained and sold, and by these presents do transfer and convey unto the said James P. Roberts and wife, Colleen L. Roberts

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 173 on the Plan of Brentwood Hall, Section 6, of record in Book 2331, page 20, Register's Office for said County.

BEGINNING on the northerly margin of Oakley Drive at the corner of Lots Nos. 172 and 173; thence with the line between said two lots, northwardly 123 feet to the southeast corner of Lot No. 171; thence with the line between Lots Nos. 171 and 173; northeastwardly 117.4 feet to the southwesterly line of Lot No. 170, thence with the line between Lots Nos. 170 and 173, eastwardly 5 feet to the southwest corner of Lot No. 169, continuing eastwardly and with the line between Lots No. 169 and 173, 30 feet, in all 35 feet to the corner of Lots Nos. 173 and 174; thence with the line between said two lots, southwardly 195 feet to the northerly margin of Oakley Drive; thence with said Drive, westwardly 126 feet to the beginning.

Being the same property conveyed to Janice H. Herron, by deed from G. L. Mann and wife, as of record in Book 4637, page 769, said Register's Office.

This conveyance is made subject to the lien of taxes for 1973 which have been pro-rated and assumed by Grantee; and of restrictions, easements, and setback lines as shown of record in the Register's Office for Davidson County, Tennessee.

Grantor hereby transfers, and assigns unto Grantee all her rights and interests in and to a sum of money held by Home Federal Savings & Loan Association in an "escrow" account for payment of taxes and insurance premiums.

Grantor hereby transfers all rights and interest in all carpets in the home, all drapes, with exception of those in master bedroom, and kitchen, all light fixtures, garbage disposal, and television antenna to Grantee.

unimproved ( )
This is improved (X) property, known as 494 Oakley Drive, Nashville, Tennessee
(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 11th day of September, 19 73.

Janice H. Herron

JANICE H. HERRON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named JANICE H. HERRON, unmarried

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 Nashville, Tennessee, this 11th day of September, 19 73.

My commission expires 2-1-75 Notary Public Virginia R. Runion

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 $ 26,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James P. Roberts

Sworn to and subscribed before me this 11th day of September, 19 73.

My commission expires 2-1-75 Notary Public Virginia R. Runion

This instrument was prepared by:

Name	This instrument prepared by	Address
	STEPHENSON, LACKEY & HOLMAN	First Federal Building, Nashville, Tennessee 37219

SEP 12 CONV 26,250.00
SEP 12 S TAX A* 68.12
SEP 12 PR FEE A* .50
SEP 12 W DEED A* 4.00 * 72.62

WARRANTY DEED

FROM JANICE H. HERRON, unmarried

TO JAMES P. ROBERTS AND WIFE, COLLEEN L. ROBERTS

C 23426

IDENTIF. REFERENCE

SEP 12 1 55 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

File: First Federal (R.O.W.)