BOOK 4781 PAGE 430 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

J. N. Franks, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 1974

D. Howard Duff
Notary Public

MY COMMISSION EXPIRES: 11/4/74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

JANE C. FRANKS, ATTY. 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndal Roberts (NAME)	J. N. Franks, Jr. (NAME)	06DA
Stahlman Bldg. (STREET ADDRESS OR ROUTE NUMBER)	303 Stahlman Bldg. (STREET ADDRESS)	30364
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	119-14-0 359.0

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, J. N. Franks, Jr. and wife, Elizabeth Jane Franks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndal Roberts and wife, Margaret 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:

BEING lot no. 36 on the plan of Pleasant View Subdivision, as of record in book 421, page 134, Register's Office for said County.

SAID lot no. 36 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street and extends back between parallel lines, 174 feet to an alley.

BEING part of the same real property conveyed to J. N. Franks, Jr. and wife, Elizabeth Jane Franks, by deed from Riley C. Duncan and wife Minnie C. Duncan, recorded in book 3101, page 205, said Register's Office.

This conveyance is made subject to the same restrictive covenants contained in deed of record in book 579, page 345, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 194 East Radnor Street, Nashville, TN
(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 hands this 10th day of January, 1974

J. N. Franks, Jr.

Elizabeth Jane Franks

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 J. N. Franks, Jr. and Elizabeth Jane Franks

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 10th day of January 19 74

Commission expires 11/4/74

D. Howard Duff
Notary Public

D. HOWARD DUFF NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
J. N. Franks, Jr., et ux

TO
Lyndal Roberts, et ux

C 38829

IDENTIF. REFERENCE

JAN 17 3 05 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JANE C. FRANKS, ATTORNEY

JAN 17	CONV	23,000.00			
JAN 17	STAX		A*	59.80	
JAN 17	PRFEE		A*	.50	
JAN 17	WDEED		A*	4.00	* 64.30