| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Edward L. Sturdivant, et ux | First & Mid-South Mortgage Co. | Map 83-4 |
| (NAME) | (NAME) | |
| 1207 Rosebank Court | 410 Union Street | Parcel 208 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of ---Twenty Thousand Seven Hundred Sixty-eight &15/100---
----------($20,768.15)----------DOLLARS
of which $4,000.00 has been paid in cash by Edward L. Sturdivant and wife, Melinda Sturdivant, and for the remainder of $16,768.15 the said Edward L. Sturdivant and wife, Melinda Sturdivant have assumed and agreed to pay the said balance secured by a Deed of Trust of First and Mid-South Mortgage Co.,

| | | | | | |
|---|---|---|---|---|---|
| APR24 | CONV | 20,768.1 | | | |
| APR24 | S'TAX | | A* | 54.08 | |
| APR24 | PR'FEE | | A* | .50 | |
| APR24 | W'DEED | | A* | 4.00 | * 58.58 |

Richard L. Fulton

have bargained and sold, and by these presents do transfer and convey unto the said Edward L. Sturdivant and wife, Melinda Sturdivant,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rosewood Heights, Section I, as of record in Book 2133, page 38, Register's Office for said County.

BEGINNING on the westerly margin of Rosebank Court at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, westwardly 192 feet; thence north 3° 16' east 129 feet; thence south 86° 28' east 137 feet to the corner of Lot Nos. 5 and 6; thence with the line between the said two lots, southeastwardly 140.2 feet to the westerly margin of Rosebank Court; thence with the same, southwestwardly 47 feet to the beginning.

BEING the same property conveyed to Richard L. Fulton and wife, Elizabeth J. Fulton, by deed from James O. Miller and wife, Rachel F. Miller, of record in Book 4454, page 503, Register's Office for Davidson County, Tennessee, the said Elizabeth J. Fulton having subsequently quitclaimed her interest in said property to Richard L. Fulton.

CONVEYANCE IS MADE SUBJECT TO: Restrictive covenants of record in Book 2141, page 97, RODC, Tennessee, and the plan of record in Book 2133, page 38 said Register's Office shows an owner's certificate a 30 foot minimum building setback line from Rosebank Court, and a 10 foot easement for public utility purposes along the northerly and westerly lines of said lot.

This is improved (X) / unimproved ( ) property, known as 1207 Rosebank Court (House Number) (Street)
Nashville, Tennessee
(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 15th day of April, 1974.

Richard L. Fulton
RICHARD L. FULTON

BOOK 4808 PAGE 879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James H. Bryan, a Notary Public in and for said County and State, the within named RICHARD L. FULTON

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this JR. 15 73 day of April, 1974

My commission expires Oct. 29, 1977 Notary Public James H. Bryan Jr.

JAMES H. BRYAN, JR. NOTARY PUBLIC STATE OF TENNESSEE

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 $ 20,768.15

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

James H. Comstock Jr.

Sworn to and subscribed before me this 24th day of April, 1974

~~My commission expires~~ _____ Notary Public Ler. Williamson Notary Pub.

This instrument was prepared by:

WOODS, WOODS & SISK, 121 Seventeenth Avenue, South, Nashville, Tennessee 37203

Name Address

Mail Richard Fulton & Assoc
1101 Dennison St. Nash. Tenn

WARRANTY DEED

FROM RICHARD L. FULTON

TO EDWARD L. STURDIVANT and wife, MELINDA STURDIVANT

C 51435

IDENTIF. REFERENCE

APR 24 12 03 PM

FELIX Z. W... CLERK
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

RM 1002 HERSEY REV. 4/1/73