BOOK 4815 PAGE 299 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,800.00

X Henry W. Babb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 2-5-77
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerry W. Babb (NAME)	National Mortgage Company (NAME)	15D-11345
1415 Litton Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 72-11
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	Par17

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~~ I, MARGARET HAZELWOOD SURBER, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERRY W. BABB, and wife, DORA L. BABB

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. 2 of Batson-Oakley Subdivision, not of record, and described as follows:

BEGINNING at a point in the north margin of Litton Avenue, at the corner of Lots 2 and 3, thence with the line between said lots, north 187.4 feet to a point in the south line of Lot 5; thence east along the dividing line between Lots 2, 5 and 6, 57.3 feet to a corner of Lots 1 and 2; thence along the line between said lots, south 188 feet to the north margin of Litton Avenue; thence with the margin of said Avenue, west 50 feet to the point of beginning.

BEING the same property conveyed to Margaret Hazelwood Surber, a widow as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to Thomas E. Surber and wife, Margaret Hazelwood Surber, of record in Deed Book 3253, page 153, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1415 Litton Avenue, Nashville, Tennessee
(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 my hand this 13th day of May, 19 74

Margaret Hazelwood Surber

Margaret Hazelwood Surber

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 Margaret Hazelwood Surber, a widow

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 13 day of May 1974

Commission expires 2-5-71

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Margaret Hazelwood Surber

TO Gerry W. Babb, et ux

C 5 4 2 9 1

IDENTIF. REFERENCE

MAY 14 3 12 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 14 74	CONV			12,800.00	
MAY 14 74	S'TAX		A*	33.28	
MAY 14 74	PR'FEE		A*	.50	
MAY 14 74	W'DEED		A*	4.00	* 37.78

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail: WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

(jkl)