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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,414.23

James E. Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February 1975.

Notary Public

MY COMMISSION EXPIRES: [illegible], 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James E. Abernathy — 3003 Keeling Ave., Nashville, Tenn. 37216
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndall Roberts, et ux (NAME)	Same (NAME)	18W-13900
Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-9
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 174

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, James E. Abernathy and wife, Vivian W. Abernathy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndall 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 the south part of Lot No. 8 on the map of the East Edgefield, of record in Book 21, Page 147, Registers Office for said County.

Said part of said lot fronts 81.5 feet on the west side of 12th Street and runs back between parallel lines, along the north margin of the first alley south of Woodland Street, 56 feet to a dead line.

Being the same property conveyed to James E. Abernathy and wife, Vivian W. Abernathy by Deed from H. E. McClanahan and wife, Katherine T. McClanahan of record in Book 4426, Page 635, Registers Office for said County.

This is unimproved (X) improved property, known as 102 South 12th Street, Nashville, Tennessee 37206
(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 21 day of February, 1975

James E Abernathy

Vivian W Abernathy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~XXXXXXXXXX~~ the undersigned, a Notary Public in and for said County and State, the within named James E. Abernathy and wife, VivianW. Abernathy

the bargainors, 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 21st day of February, 19 75

Commission expires 7/31/78

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 James E. Abernathy and wife,

TO Vivian W. Abernathy

Lyndall Roberts and wife,

Margaret Roberts

C 88404

IDENTIF. REFERENCE

FEB 21 3 00 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

mail to: Roberts Realtors 622 Stahlman Bldg. Nashville, Tenn 37201

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

FEB21 75	CONV	10,414.23			
FEB21 75	S'TAX		A*	27.04	
FEB21 75	PR'FEE		A*	.50	
FEB21 75	W'DEED		A*	4.00	* 31.54