WARRANTY DEED

BOOK 4916 PAGE 4

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE File Box 6

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James Randolph (NAME)	Same (NAME)	Map 33-8
316 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 127
Goolettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Betty Whitaker

HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Randolph and wife, Beverly T. Randolph

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. 329 on the Plan of Gatewood, Section 3, as of record in Book 4175, pages 49 and 50, Register's Office for Davidson County, Tennessee.

Said Lot fronts 78 feet on the southeasterly side of Janette Avenue and extends back 160.3 feet on the northeasterly line and 163.8 feet on the southeasterly line to a dead line and measures 78.05 feet thereon.

Being the same property conveyed to Betty H. Whitaker by deed from James Ray Gilley and wife, Francis P. Gilley of record in Book 4447, page 645, Register's Office for Davidson County, Tennessee.

Grantor shall obtain a release of a Deed of Trust from James Ray Gilley, et ux to J. Robert Cannon, Trustee (Murphree Mortgage Company), dated September 22, 1970, in the original principal amount of $15,000.00, of record in Book 4447, page 647, Register's Office for Davidson County, Tennessee.

Said property is subject to restrictive covenants of record in Book 4314, page 290, Register's Office for Davidson County, Tennessee and certain easements and restrictions of record in Book 3700, page 144, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 316 (House Number) Janette Ave. (Street) , Goodlettsville (P. O. Address) (City or Town) TN 37072 (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 successors, assigns 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 27th day of May, 19 75.

Betty Whitaker

BOOK 4916 PAGE 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Paupster, a Notary Public in and for said County and State, the within named Betty Whitaker, 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 27 day of May, 19 75

My Commission Expires: 9/16/78

Susan G. Paupster
Notary Public

STATE OF)
COUNTY OF)

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 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 official seal at office at _____ on this ____ day of _____, 19__

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
BETTY WHITAKER

TO
JAMES R. & BEVERLY T. RANDOLPH

C 99858

IDENTIF. REFERENCE

MAY 27 3 14 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

F De Box 6

MAY27'75	CONV	21,950.00			
MAY27'75	STAX		A*	56.94	
MAY27'75	PBFEE		A*	.50	
MAY27'75	MTGEED		A*	4.00	* 61.44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 21,950.00

Subscribed and sworn to before me this 27 day of May, 1975

9/16/78

Susan G. Paupster
Notary Public