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D05177

IDENTIF. REFERENCE

JUL 2 8 44 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: August 11, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Patrick J. Kennedy, Esq. North Harding Mall Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest B. Tolbert (NAME)	(same) (NAME)	3D-60806
201 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tn. 37214 (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, WE, L. Roy Kavanaugh and wife Margaret G. Kavanaugh,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Forrest B. Tolbert and Wife, Christine H. Tolbert

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. 50 on the Plan of Shadybrook, Section 3, of record in Plat Book 3106, page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said land.

Being part of the same property conveyed to Stanley T. Snodgrass, Trustee, will full powers, by deed from Cumberland Valley Builders, Inc., of record in Book 3284, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Roy Kavanaugh and wife Margaret G. Kavanaugh, by deed from Stanley T. Snodgrass, Trustee, of record book 4799, page 603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to terms of Owners Certificate, easements, and setback lines and other data as shown on the recorded plan and restrictive covenants of record in Book 3765, page 560, Register's Office for Davidson County, Tennessee.

This is unimproved (—) improved ( ) property, known as Lot No. 50 Shadybrook Section 3 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 our hands this 26 day of June, 19 75

L. Roy Kavanaugh

Margaret G. Kavanaugh

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, JANICE K TABBAL, a Notary Public in and for said County and State, the within named L. KAY KAVANAUGH AND MARGARET G KAVANAUGH

the bargainor, 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 24th day of JUNE 1975

Commission expires 8-18-77

JANICE R. TABBAL
NOTARY PUBLIC
State of Hawaii
Notary Public, First Judicial Circuit

Janice K Tabbal
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 (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

TO

Please mail to:
Tolbert Realty Co., Inc.
201 Fairway Dr.'
Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-25	CONV	*3,750.00				
JUL-25 S'TAX			A*	9.62		
JUL-25 PR'FEE			A*	.50		
JUL-25	W'DEED		A*	4.00	*	14.12