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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings and Loan (NAME) Union at Fourth	162-2 115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

Wayne R. Pelaez and wife, Eleanor R. Pelaez

have bargained and sold, and by these presents do transfer and convey unto the said Robert G. Roysden and wife, Nancie J. Roysden

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

Being Lot No. 173 on the Map of Colewood Acres, Section II, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 173 fronts 95 feet on the northeasterly side of Coleridge Court, and extends back 148.8 feet on the northwesterly line and 154.6 feet on the southeasterly line to a dead line in the rear, which is a broken line on which it measures 41.3 feet.

Being the same property conveyed to Wayne R. Pelaez and wife, Eleanor R. Pelaez, by deed of record in Book 4433, page 776, Register's Office for said County.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 1975, applicable to said property.

JUL-3 75	CONV	34,000.00			
JUL-3 75	S'TAX		A*	88.40	
JUL-3 75	PR'FEE		A*	.50	
JUL-3 75	W'DEED		A*	4.00	* 92.90

unimproved ( )
This is improved (x) property, known as 224 Coleridge Court
(House Number) (Street)
Antioch, Tennessee 37013
(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 2nd day of July, 19 75.

Wayne R. Pelaez
WAYNE R. PELAEZ

Eleanor R. Pelaez
ELEANOR R. PELAEZ

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Wayne R. Pelaez and wife, Eleanor R. Pelaez

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 2nd day of July, 1975.

My commission expires 12-7-79 Notary Public Virginia R. Runion

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 $ 34,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert G. Roysden

Sworn to and subscribed before me this 2nd day of July, 1975.

My commission expires 12-7-79 Notary Public Virginia R. Runion

This instrument was prepared by: *This instrument prepared by*		
Name	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM

WAYNE R. PELAEZ AND WIFE,

ELEANOR R. PELAEZ

TO

ROBERT G. ROYSDEN AND WIFE,

NANCIE J. ROYSDEN

D 05563

IDENTIF. REFERENCE

JUL 3 2 54 PM '75

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219