Map. Parcel
33-8-127

BOOK 4976 PAGE 603

Form FHA-Tenn. 465-5
(11-20-68)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

WARRANTY DEED
(Transfer With Equity Payment)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS:

That, We, James R. Randolph and Beverly T. Randolph, his wife, Grantors, for and in consideration of the payment of the sum of Two Thousand and No/100---------- Dollars ($2,000.00) cash paid, the receipt and sufficiency of which is acknowledged, and for and in consideration of the assumption by the Grantees herein of liability for indebtedness as hereinafter described, do hereby sell, convey and warrant unto Steven C. Roney and Kathy T. Roney, his wife, as an estate in entireties with the right of survivorship, the following described real property, situated, lying and being in the Civil District, County of Davidson, State of Tennessee, 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.

Buyer + Jack Bills
Steven C. Roney etux
Rothwood Apts. B-18
Madison, Tenn

This being the same land conveyed to the Grantors by deed from Betty Whitaker, dated the 27 day of May 1975, and recorded in Book 4916, Page 4, of the Office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid land and all privileges and appurtenances thereunto belonging to the Grantees as tenants by the entireties with the right of survivorship as at common law, his or her heirs and assigns forever. Grantors hereby covenant that they are seized and possessed of said land, and have a right to convey it and do warrant the title against all persons claiming under them. Grantors further warrant the title against all persons whomsoever, subject to the following encumbrance(s):

1975 real estate taxes for Davidson County and the City of Goodlettsville, which Grantors expressly agree to pay.

Prepared by: Dearborn + Ewing Atty. Parker Ray Jones Goodlettsville Tenn

The land so conveyed is subject to a certain deed of trust in the sum of Twenty One Thousand Five Hundred and No/100---------- Dollars ($ 21,500.00) made by the Grantors in favor of the United States of America, dated May 27, 19 75, recorded May 27, 19 75, in the Office of the Register for Davidson County, Tennessee, in Book 4916, Page 6, and the Grantees herein assume liability for the payment of the debts secured by said deed of trust.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands this 3rd day of DECEMBER, 19 75.

D 26914

TENNESSEE REFERENCE

Dec 4 10 45 AM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

James R. Randolph

Beverly T. Randolph

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

DEC-45 CONV 23,628.68
DEC-45 TAX B* 61.38
DEC-45 FEE B* .50
DEC-45 W'DEED 4.00 * 65.88

On this 3rd day of December, 1975, before me personally appeared James R. Randolph and Beverly T. Randolph, his wife, to me known to be the persons described in the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand at office this 3rd day of December, 19 75.

Sonya S Piper

Notary Public
(Title)

Comm. Exp. 12/6/77

(SEAL) SONYA S. PIPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/6/77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $23,628.68. Steven C. Jones

Subscribed and sworn to before me this 3rd day of December, 1975.

Sonya S Piper
Notary Public

SONYA S. PIPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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My Commission Expires: 12/6/77

File Bag 6