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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 $ 13,400.00

Rosalind M. Howard
Affiant ROSALIND M. HOWARD, UNMARRIE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1975

Janice Fairbairn
Notary Public

MY COMMISSION EXPIRES: 1-30-79

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSALIND M. HOWARD, Unmarried (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	3-32-167
3009 Keeling Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	15DA06035
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, ROGER DALE THAXTON and wife, ELIZABETH THAXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSALIND M. HOWARD, UNMARRIED

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: Land in Davidson County, Tennessee, being part of Lots Nos. 51 and 52 on the Map of Casper Zopfi Subdivision, as of record in Book 332, Page 167, Register's Office for said County, and being known as Lot No. 3, on the unrecorded Map of Susie V. Demonbreum Re-Subdivision of Lots Nos. 51, 52, and 53, on said Casper Zopfi Subdivision, described according to a survey made by Ben M. Moore, Jr., Surveyor, dated March 26, 1947, as follows: Beginning at a point in the east margin of Keeling Avenue, at the corner of Lots No. 3 and 4, said point being 351.2 feet north of the north margin of Trinity Lane; thence easterly parallel to the north margin of Trinity Lane, 150 feet to a point which is 156.3 feet south of the south margin of Thomas Street; thence northerly 50 feet to a corner of Lot No. 2; thence with the line between Lots 2 and 3, westerly 150 feet to the east margin of Keeling Avenue; said point being 86.3 feet south of a concrete monument in the east margin of Keeling Avenue set at the beginning of a curve; into Thomas Street; thence with the margin of said Keeling Avenue, southerly 50 feet to the point of beginning.

BEING the same property conveyed to Roger Dale Thaxton, by deed from Tom Goff and wife, Mary Goff of record in Book 4151, page 4305, said Register's Office.

This conveyance is subject to any and all easements and rights of way of public record and any restrictions of record.

Dec 16 '75 CO. 13,400.00
ST 34.84
R.F .50
W.D. 4.00 39.34

This is unimproved ( ) improved (X) property, known as 3009 Keeling Avenue, 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 hand s this 12th day of December, 19 75

X Roger Dale Thaxton
ROGER DALE THAXTON

X Elizabeth Thaxton
ELIZABETH THAXTON

STATE OF TENNESSEE }
DAVIDSON County }

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Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Roger Dale Thaxton and wife, Elizabeth Thaxton

the bargainor s, 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 12th day of December 19 75

Commission expires 1-30-79

Janice Friedman
Notary Public

STATE OF TENNESSEE }
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

D 28429

IDENTIFICATION REFERENCE

DEC 16 2 43 PM '75

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217