BOOK 4989 PAGE 977 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

19,000.00 Leon E. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 10-2-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon E Taylor et ux (NAME)	First & Mid-South Mtg Co (NAME)	12D 02330
2034 Oakwood Ave (STREET ADDRESS OR ROUTE NUMBER)	410 Union St (STREET ADDRESS)	
Nashville Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn (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, Ed Hodge and wife Evelyn M Hodge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon E Taylor et ux Judy D Taylor

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 400 on the Plan of Addition to Joywood Heights of record in book 3106, Page 28 RODCT.

Said Lot No 400 fronts 200 feet on the westerly side of Oakwood Ave and extends back between parallel lines 200 feet to a dead line.

Conveyance subject to a 30 foot power line easement of record in book 1758 page 511 said register's office.

Grantee agrees to assume and to pay a certain mortgage payable to First& Mid-South of record in Book 3911, page 84, and escrow account assumed by Grantee, except overage returned to Seller, and shortage to be paid by Seller.

unimproved ( )
This is improved (X) property, known as 2034 Oakwood Ave Nashville, Tenn
(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 15 day of January, 1976

Ed Hodge

Evelyn M Hodge

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Hodge and wife Evelyn M Hodge

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 15 day of Jan. 19 76

Commission expires April 23, 1977

R T Presley
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

D 32813

ED HODGE REALTY
4740 Nolensville Road
Ph 833-1501

WARRANTY DEED

FROM
Ed Hodge et ux

TO
Leon E Taylor et ux

IDENTIFICATION REFERENCE

JAN 20 1 54 PM '76
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN 20	CONV	19,000.00			
JAN 20	S'TAX		B*	49.40	
JAN 20	R'FEE		B*	.50	
JAN 20	W'DEED		B*	4.00	* 53.90