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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 $ 39305

Buel F Warden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Jan 19 76

Notary Public

MY COMMISSION EXPIRES: 11-20-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buel F. Warden (NAME)	Dobson & Johnson, Inc. (NAME)	
581 Roxanne Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	162-10
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37217 (CITY) (STATE) (ZIP)	104

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, Ernest H. W. Hollis and wife, Barbara J. Hollis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buel F. Warden and wife, Kaye E. Warden

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. 104 on the Plat of Brook View Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

Said Lot No. 104 fronts 96.75 feet on the southeasterly margin of Roxanne Drive and extends back 138.27 feet on the southerly line and 100 feet on the northeasterly line, to a line on the rear on which it measures 73.04 feet.

Being the same property conveyed to Ernest H.W. Hollis and wife, Barbara J. Hollis by deed from James Ray Scarce and wife, Brenda J. Scarce, as of record in Book 4903, page 69, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 11, 1974, and filed for record September 13, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4851, Page 848, and note of even date thereby secured, in the original principal amount of $33,000.00, payable to Dobson & Johnson, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of James Ray Scarce and wife, Brenda J. Scarce under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment from the guaranty or insurance of the indebtedness above mentioned.(over)***

unimproved ( ) This is improved (X) property, known as 581 Roxanne Drive, Antioch, TN. 37013
(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 22 day of January, 19 76

Ernest H.W. Hollis

Barbara J. Hollis

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 Ernest H.W. Hollis and wife, Barbara J. Hollis

the bargainors, 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 22nd day of January 19 76

Commission expires 11-20-1976

William D. Traber
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 34080

WARRANTY DEED

FROM
Ernest H.W. Hollis et ux

TO
Buel E. Warden et ux

IDENTIF. REFERENCE

JAN 29 2 29 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
William G. Traber
P. O. Box 22
Nashville, Tenn. 37214

***The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

JAN29'76	CONV	39,305.00			
JAN29'76	S'TAX		B*	102.18	
JAN29'76	PR'FEE		B*	.50	
JAN29'76	W'DEED		B*	4.00	* 106.68