Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 4997 PAGE 48

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

x William C. Erwin III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February 19 76.

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 23 May 1977

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Erwin III (NAME)	Home Federal Savings & Loan (NAME)	4D24607
4554 Baton Rouge Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Map 75-4
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	par 59

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, Jerry H. Chitwood and wife Linda Kay Chitwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Erwin III and wife Linda L. Erwin

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. 293 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Registers Office for said County.
Said Lot fronts 106 feet on the westerly side of Baton Rouge Drive and extends back 152.50 feet on the northerly line and 163.88 feet on the southerly line to a dead line and measures 93.88 feet thereon.

Being the same property conveyed to Jerry H. Chitwood and wife, Linda Kay Chitwood by deed from Fischer and Short Construction Company, Inc., a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee, as of record in Book 4488, page 422, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Home Federal Savings & Loan, Assoc., said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 4554 Baton Rouge Drive, Hermitage, TN. 37076
(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 this 12th day of February, 19 76

X

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry H. Chitwood and wife, Linda Kay Chitwood

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 February 19 76

Commission expires 5-23-79

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

WARRANTY DEED

FROM
Jerry H. Chitwood et ux

TO
William C. Erwin, III et ux

D 36162

IDENTIF. REFERENCE

FEB 17 8 46 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 17 76	CONV	38,000.00			
FEB 17 76 S'TAX			B*	98.80	
FEB 17 76 PB'FEE			B*	.50	
FEB 17 76	W'DEED		B*	4.00	* 103.30