PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5004 PAGE 255

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah S. Williams	Emigrant Industrial Savings Bank	~~4110 469~~
(NAME)	(NAME)	
307 Rosehill Drive	51 Chambers Street	25-7-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	New York, N.Y. 10008	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

cash in hand paid by Deborah S. Williams, and other good and valuable considerations, including the assumption of the unpaid balance of the Deed of Trust executed by George Alph Nichols and wife, Nell E. Nichols, to Percy Wilkins, Jr., Trustee, dated April 3, 1964, filed April 10, 1964, and recorded in Book 3737, page 63, Register's Office for Davidson County, Tennessee, to secure the original amount of $13,850.00 which has an unpaid balance which is known by Grentee.

Larry W. Hunter and wife, Mary Steve Hunter,

have this day bargained and sold, and do hereby transfer and convey unto the said Deborah S. Williams, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Ranchwood Estates, Section Three, as of record in Book 3300, page 59, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Rosehill Drive, at the corner of Lots 82 and 83; thence westerly with said Drive, 140.41 feet to a monument; thence around a curve in a northwesterly direction 38.25 feet to a monument in the easterly margin of Barber Drive; thence with the margin of the same, northerly 219.64 feet to a monument; thence easterly 203.10 feet to the rear corner of Lots 82 and 83; thence south with the line between said Lots, 231.07 feet to the point of beginning.

Being the same property conveyed to Larry W. Hunter and wife, Mary Steve Hunter, by deed from George Alph Nichols and wife, Nell E. Nichols, of record in Book 4110, page 469, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,085.00

Subscribed and sworn to before me, this the 9th day of March 1976

Affiant

My commission expires My Commission Expires NOV 2, 1977
(Affix Seal)

Notary Public

This is improved (unimproved) (X) property, known as 307 Rosehill Drive, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Deborah S. Williams, her
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Deborah S. Williams, her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 9th *day of* March, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Steve Hunter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. W. Phipps, *a Notary Public in and for said County and State,* Larry W. Hunter and wife, Mary Steve Hunter,

the within named 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 Goodlettsville, Tennessee *this* 9th *day of* March, *19* 76

Commission expires My Commission Expires NOV. 2, 1977

C. W. Phipps
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Commission expires ....*Notary Public*

MAR 10 76 CONV 30,085.00
MAR 10 76 S TAX B* 78.26
MAR 10 76 PR FEE B* .50
MAR 10 76 W DEED B* 4.00 * 82.76

WARRANTY DEED

FROM

LARRY W. HUNTER, ET UX

TO

DEBORAH S. WILLIAMS

D 39563

IDENTIF. REFERENCE

MAR 10 1 34 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS