BOOK 5005 PAGE 138

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CONSTANCE L. CALDWELL	ALLSTATE ENTERPRISES MORTGAGE	
(NAME)	(NAME) CORPORATION	147-4
3687 Richbriar Court	627 S. Manchester Ave.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	148
Nashville, Tenn. 37211	Anaheim, California 92803	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100------- ($10.00)----------

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JOHN MILTON PONDER, et ux MARTHA BAILEY PONDER, the said JOHN MILTON PONDER being one and the same person as J. MILTON PONDER and the said MARTHA BAILEY PONDER being one and the same person as MARTHA B. PONDER

have this day bargained and sold, and do hereby transfer and convey unto the said CONSTANCE L. CALDWELL

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 274 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.

SAID Lot 274 fronts 88.10 feet on the westerly side of Richbriar Court, and extends back 158.5 feet on the northwesterly line and 99.7 feet on the southeasterly line to a dead line measuring 82.3 feet thereon.

BEING the same property conveyed to John Milton Ponder and wife, Martha Bailey Ponder by Warranty Deed from Charles J. Givens, Jr., and wife, Bonnie L. Givens, of record in Book 4578, page 347, Register's Office for Davidson County.

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

Subscribed and sworn to before me, this the 8th day of March 19 76

My commission expires: 10-28-78 (Affix Seal)

X Affiant

Notary Public

This is improved ( ) unimproved (XX) property, known as 3687 Richbriar Court, Nashville, Tennessee 37211 (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 CONSTANCE L. CALDWELL, 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.*

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

Witness our hand s *this* 8th *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.*

X J. Milton Ponder
J. MILTON PONDER

X Martha B. Ponder
MARTHA B. PONDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN MILTON PONDER and wife, MARTHA BAILEY PONDER, the said JOHN MILTON PONDER and J. MILTON PONDER being one and the same person, and the said MARTHA BAILEY PONDER being one and the same person as MARTHA B. PONDER *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 Nashville, Tennessee, *this* 8th *day of* March, *19* 76

Commission expires 10/28/78

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

JOHN MILTON PONDER, et ux

TO

CONSTANCE L. CALDWELL

PLEASE MAIL RECORDED DEED TO:
Prepared by
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 39971

IDENTIF. REFERENCE

MAR 12 3 30 PM '76

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAR 12 76	CONV	31,500.00			
MAR 12 76 S'TAX			B*	81.90	
MAR 12 76 PR'FEE			B*	.50	
MAR 12 76	W'DEED		B*	4.00	* 86.40