THIS INSTRUMENT WAS PREPARED BY

Harlan Dodson, Attorney
NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 5018 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Kenneth L. Roberts (NAME)	(Same) (NAME)	7DA 4095
3800 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117-1
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	5

For and in Consideration of the sum of Ten ($10.00) *DOLLARS*

by Kenneth L. Roberts and wife, Anne C. Roberts, cash in hand paid and other good and valuable considerations all of which is hereby acknowledged, we,

S. BENJAMIN FOWLER and wife, ADELAIDE B. FOWLER,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. ROBERTS and wife, ANNE C. ROBERTS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for said County, described as follows:

BEGINNING in the center of Woodlawn Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches west on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard, Jr. and John Holman Haggard under Item No. 4 of the will of W. D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence north 2 deg. East 20.5 feet; thence north 50 deg. 22' west 13.65 feet; thence north 11 deg. 48' west 24.6 feet; thence north 3 deg. 11' west 165.8 feet and north 1 deg. 20' west 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19 and 20; thence with the line between Lots Nos. 18 and 19 southwardly 400 feet to the beginning

BEING the same property conveyed to S. Benjamin Fowler and wife, Adelaide B. Fowler by deed from Madolyn Bidwell Glover of record in Book 3576, Page 53, 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 $ 46,000.00

Subscribed and sworn to before me, this the 26th day of April 1976

Affiant

My commission expires: 11-13-1979 (Affix Seal)

Notary Public

STATE OF TENNESSEE

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unimproved ( )
This is improved (X) property, known as 3800 Woodlawn Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH L. ROBERTS and wife, ANNE C. ROBERTS, *their heirs and assigns, forever.*

And we *do covenant with the said* KENNETH L. ROBERTS and wife, ANNE C. ROBERTS, *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,* except for taxes for the year 1976 which have been prorated and will be paid by grantees; an easement for sanitary sewer and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 4083, Page 783, Register's Office for said County; and that portion of the premises embraced within the boundary of any roadway or right of way for same.

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.*

Witness our *hands this* 20th *day of* April, *19*76, *the*

S. BENJAMIN FOWLER

ADELAIDE B. FOWLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named S. Benjamin Fowler and Adelaide B. Fowler

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 20th day of April, 1976.

George W. Pickens, Notary Public.

Commission Expires Dec. 5, 1979.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

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WARRANTY DEED

FROM

S. BENJAMIN FOWLER, ET UX.

TO

KENNETH L. ROBERTS, ET UX.

IDENTIF. REFERENCE

APR 26 1 38 PM '76

FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TENN.

APR26- CONV 90,000.00 B* 624.00
APR26- CONV 90,000.00 B* .50
APR26- CONV 60,000.00 B* 8.00
APR26-STAX * 632.50
APR26-PRTEE
APR26- WDEED

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Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS