This Instrument Prepared By: Robert L. Trentham, 24th Floor, Life & Casualty Tower, Nashville, TN 37219

~~Send Tax~~ Notices To:
Larry Dean Abbott
555 Rural Hill Rd.
Nashville, Tenn.

Tax Bills
Dobson & Johnson
311 Plus Park
Nashville, Tenn

Map No. 136-13
Parcel No. 29
PW

BOOK 5019 PAGE 828

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, receipt of which is hereby acknowledged, RONALD JERVIS and wife, DONNA J. JERVIS, hereinafter called "Grantors", have this day bargained and sold and do hereby transfer and convey unto the said Larry Dean Abbott and wife, Karon T. Abbott, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 65 on the Plan of Edge-O-Lake, Section IV, as of record in Book 3600, page 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 80 feet on the westerly side of Rural Hill Road and extends back 206.71 feet on the northerly line and 88.49 feet on the southerly line to a dead line, measuring 142.75 thereon. Being the same property conveyed to Ronald Jervis and wife, Donna J. Jervis by warranty deed from Robert L. Straitt and wife, Margaret S. Straitt of record in Book 4374, page 304, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Larry Dean Abbott and wife, Karon T. Abbott, their successors 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 by restrictive covenants of record in Book 3836, p. 23, R.O.D.C; set backlines and easements as shown on Plan of record in Book 3600, p. 87, R.O.D.C; and by Deed of Trust of Record in Book 4128, p. 78 R.O.C.C.; the balance of said indebtedness being expressly assumed by Grantees.

We further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said Larry Dean Abbott and wife, Karon T. Abbott, their successors and assigns against the lawful claims of all persons.

WITNESS OUR HANDS, this 2nd day of January, 1976.

Ronald Jervis
RONALD JERVIS

Donna J. Jervis
DONNA J. JERVIS

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STATE OF Tennessee)

COUNTY OF Shelby)

Personally appeared before me, Hazel C. Palmer, a notary public in and for said county and state, Ronald Jervis and wife, Donna J. Jervis, the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 2nd day of January, ~~1975.~~ 1976

Hazel C. Palmer
Notary Public

My Commission Expires:

August 13, 1979

The actual consideration or value for this transfer is $ 35,800.00 .

Larry D Abbott
Affiant

Sworn to and subscribed before me this 24 day of April, 1975.

Robert L. Thurlow
Notary Public

My Commission Expires:

8-13-79

D46741

IDENTIF. REFERENCE

APR 28 12 47 PM '76

REGISTER DAVIDSON COUNTY, TENN.

APR 28 76	CONV	35,800.00			
APR 28 76	S'TAX		B*	93.08	
APR 28 76	PR'FEE		B*	.50	
APR 28 76	W'DEED		B*	4.00	* 97.58