BOOK 5037 PAGE 473

THIS INSTRUMENT WAS PREPARED BY: CHARLES C. MORROW
3221 NOLENSVILLE ROAD
NASHVILLE, TN 37211

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN F. ROMER	SAME	71
(NAME)	(NAME)	
RD 1		11-128
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
PHOENIXVILLE, PA 19460		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ----------
----------($10.00)----- *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Roxie Avo Savage, a widow, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN F. ROMER and wife, ALYCE ROMER

Their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly 70 feet of the northerly one-half of lot No. 67 on the map of Trinity Heights, as of record in Book 161, Page 138, Register's Office for said County. Said part of lot No. 67 fronts 70 feet on the southerly side of Marshall Avenue and runs back between parallel lines, 75 feet to a dead line.

Being the same property conveyed to William Augustus Savage and wife, Roxie Avo Savage, by deed from Cecil Durard and wife, of record in Book 1975, Page 37, Register's Office for said County, the said William Augustus Savage having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 12,500.00

Subscribed and sworn to before me, this the 17th day of June 19 76

Affiant: Roxie Savage

My commission expires: 10-18-76 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 300 (House Number) MARSHALL (Street), NASHVILLE (P. O. Address), TENNESSEE (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JOHN F. ROMER and wife, ALYCE ROMER

THEIR *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOHN F. ROMER and wife, ALYCE ROMER,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 17th *day of* June, 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.*

Roxie Savage

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles C. Morrow, a Notary Public in and for said County and State, Roxie Avo Savage

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1976

Notary Public

Commission expires 10-18-76

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.....

JUN 21 76 CONV 12,500.00
JUN 21 76 S'TAX B* 32.50
JUN 21 76 PR'FEE B* .50
JUN 21 76 W'DEED B* 4.00 * 37.00

WARRANTY DEED

FROM

ROXIE AVO SAVAGE

TO

JOHN F. ROMER, ET UX

D 5 4 7 6 1

IDENTIF. REFERENCE

JUN 21 2 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Fee 1 at Fed.