BOOK 5038 PAGE 175

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James E. Loyd	The Chamberlain Company	6DU 25530
(NAME)	(NAME)	
406 Bellengrath Drive	620 Lindsay Street at Oak	133-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Chattanooga, Tennessee 37403	67 pul
(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 considerations accepted as cash, receipt of which is hereby acknowledged.

We, James M. Springer and wife, Fairis H. Springer

have this day bargained and sold, and do hereby transfer and convey unto the said

James E. Loyd and wife, Jennifer Loyd

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 55 fronts 65.3 feet on the northerly side of Bellengrath Drive and runs back 255 feet on the west line and 264.3 feet on the east line to a dead line in the rear on which it measures 86 feet.

Being the same property conveyed to James M. Springer and wife, Fairis H. Springer by deed from John W. Brumit and wife, Edwina M. Brumit of record in Book 3701, page 361, 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 $ 30,500.00

Subscribed and sworn to before me, this the 21st day of June, 19 76

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 406 Bellengrath Drive, 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

James E. Loyd and wife, Jennifer Loyd

their

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*

James E. Loyd and wife, Jennifer Loyd, their

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

Witness our hands this 21st day of , 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.*

James M. Springer

Fairis H. Springer

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon

Stahlman Building; Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Springer and wife, Fairis H. Springer

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 21st day of June, 19 76.

Notary Public

Commission expires 1/29/79

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 23 7° CONV 30,500.00
JUN 23 7° S'TAX B* 79.30
JUN 23 7° PR'FEE B* .50
JUN 23 7° W'DEED B* 4.00 * 83.80

WARRANTY DEED

FROM
JAMES M. SPRINGER, ET UX
TO
JAMES E. LOYD, ET UX

D 55084

IDENTIFICATION

JUN 23 11 00 AM '76

Compliments of

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

PEDIGO & SAINDON