WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James L. Talbot (NAME)	Kimbrough-Kavanaugh (NAME)	Map 131-4
1135 Brookmeade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 227
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	16DA-38753

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glenn B. Hosman, Jr. and wife, Judith Ann Hosman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Talbot and wife, Sarah G. Talbot

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 38 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 110 feet on the south side of Brookmeade Drive and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to Glenn B. Hosman, Jr. and wife, Judith Ann Hosman, by deed from James R. Lawhon and wife, Elizabeth P. Lawhon, of record in Book 4382, page 920, Register's Office for Davidson County, Tennessee.

Grantees expressly assume and agree to pay the remaining balance owing on a certain deed of trust dated November 18, 1969, in the original principal sum of $22,900.00 of record in Book 4382, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all liens and encumbrances which appear of record including, but not limited to, restrictive covenants of record in Book 1786, page 178, Register's Office for Davidson County, Tennessee.

1976 taxes to be prorated.

unimproved ( )
This is improved (X) property, known as 1135 Brookmeade Drive, Nashville, TN 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of July, 1976

Glenn B. Hosman, Jr.
GLENN B. HOSMAN, JR.

Judith Ann Hosman
JUDITH ANN HOSMAN

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Dan A. Jordan, a Notary Public in and for said County and State, the within named Glen B. Hosman, Jr. and wife, Judith Ann Hosman, the bargainor, 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, this 16 day of July, 1976

Commission Expires: Jan. 26, 1980

Dan A. Jordan
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
GLENN B. HOSMAN, JR. and wife
JUDITH ANN HOSMAN

TO
JAMES L. TALBOT and wife
SARAH G. TALBOT

D 59001

IDENTIF. REFERENCE

JUL 19 2 23 PM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JUL 19[illegible] CONV 43,500.00
JUL 19[illegible] S'TAX B* 113.10
JUL 19[illegible] PRFEE B* .50
JUL 19[illegible] WDEED B* 4.00 * 117.60

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 43,500.00

James L. Talbot

Subscribed and sworn to before me this 16th day of July, 1976

My Commission Expires: Jan 26, 1980

Dan A. Jordan
Notary Public