BOOK 5052 PAGE 751

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,054.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 76.

Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JANE C. FRANKS, ATTORNEY 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talcot Co., Inc. (NAME)	Home Federal Savings & Loan (NAME)	06DA
1818 Division St. (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue, North (STREET ADDRESS)	30364
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Lyndal Roberts and wife, Margaret Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Talcot Co., Inc.

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 36 on the plan of Pleasant View Subdivision, as of record in book 421, page 134, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street and extends back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Lyndal Roberts and wife, Margaret Roberts by deed from J. N. Franks, Jr. and wife, Elizabeth Jane Franks, of record in Book 4781, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the same restrictive covenants contained in deed of record in book 579, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a deed of trust of record in Book 4781, page 432, R.O.D.C.

This is unimproved ( ) improved (X) property, known as 194 East Radnor St., Nashville, Tennessee
(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 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 hand s this 30th day of July, 19 76

Lyndal Roberts

Margaret Roberts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lyndal Roberts and wife, Margaret Roberts

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 30th day of July, 1976

Commission expires 7-31-78

Brenda Jane Ryon
Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

D 6 1 1 6 3

IDENTIF. REFERENCE

AUG 2 10 58 AM '76

FELIX [illegible] REGISTER
DAVIDSON [illegible] TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2% CONV 29,054.84
AUG-2% S'TAX B* 75.66
AUG-2% PR'FEE B* .50
AUG-2% W'DEED B* 4.00 * 80.16