This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5054 PAGE 806

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. D. Williams, et ux	First Fed. S+L Assn	Map 148-14
(NAME)	(NAME)	
4719 Packard Drive	4th + Union	Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN.	50U-44034
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by R. D. Williams and wife, Peggy T. Williams and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said R. D. Williams and wife, Peggy T. Williams have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $13,825.00, secured by deed of trust in Book 4145, page 219, Register's Office for Davidson County, Tennessee.

We, Jimmy D. Ayers and wife, Reba W. Ayers

have this day bargained and sold, and do hereby transfer and convey unto the said R. D. Williams and wife, Peggy T. Williams

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County.
Said Lot No. 76 fronts 194.06 feet on the northwest side of Packard Drive and runs back between lines 267.25 feet on the northeasterly line and 171.91 feet on the southwesterly line, to a dead line, on which it measures 200.10 feet.

Being the same property conveyed to Jimmy D. Ayers and wife, Reba W. Ayers, by deed from William Glen Wallis and wife, Ruth W. Wallis, of record in Book 4145, page 218, Register's Office for said County.

This conveyance is subject to easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 2663, pages 62 and 63, Register's Office for said County, and restrictive covenants of record in Book 2795, page 99, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 29,500.00

Subscribed and sworn to before me, this the 5th day of August 19 76

R. D. Williams
Affiant

My commission expires: 4/21/80 (Affix Seal)

Mary E. [illegible]
Notary Public

This is improved (X) unimproved ( ) property, known as 4719 Packard Drive (House Number) (Street) Nashville, Tennessee 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 R. D. Williams and wife, Peggy T. Williams their *(successors), 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,* except for 1976 taxes which are prorated and assumed by the grantees, as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* R. D. Williams and wife, Peggy T. Williams their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 5th day of August 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.*

Jimmy D. Ayers
Reba W. Ayers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Jimmy D. Ayers and wife, Reba W. Ayers

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 5th day of August, 19 76.

Mary Emery
Notary Public

Commission expires 4/21/80

MARY EMSEY NOTARY PUBLIC AT LARGE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 22972

WARRANTY DEED

FROM

Jimmy D. Ayers, et ux

TO

R. D. Williams, et ux

AUG-6 76	CONV	29,500.00			
AUG-6 76	S'TAX		B*	76.70	
AUG-6 76	PR'FEE		B*	.50	
AUG-6 76	W'DEED		B*	4.00	* 81.20

D 6 2 1 3 2

IDENTIF. REFERENCE

AUG 6 2 53 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238