FORM NO. WD-1

BOOK 5058 PAGE 871

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST 19 76

Notary Public

MY COMMISSION EXPIRES: 1/[illegible]/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland A. Talkington, Jr. (NAME)	Realty Mortgage, Inc. (NAME)	3D 61444
3107 Laurel Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. (STREET ADDRESS)	06-15
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	76

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, Warren A. Jones et ux Mary C. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland A. Talkington, Jr. et ux Audrey Virginia Talkington

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. 84 on the Plan of Hickory Bend, Section Three, as of record in Book 3600, Page 42, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Warren A. Jones et ux Mary C. Jones by deed from Capital City Mortgage Company, a Tennessee Corporation as of record in Book 3973, Page 404, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 3107 Laurel Forest Drive Nashville, Tennessee 37214

(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 13TH day of AUGUST, 19 76

Warren A. Jones

Mary C. Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Warren A. Jones et ux Mary C. Jones

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 13TH day of AUGUST 1976

Commission expires 1/29/79

Earline Morell
Notary Public

EARLINE MORELL NOTARY PUBLIC AT LARGE STATE OF TENN.

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

D 63889

WARRANTY DEED

FROM
Warren A. Jones

TO
Leland A. Talkington, Jr.

IDENTIFICATION REFERENCE

AUG 19 10 15 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Del Corp #1

AUG 19 76	CONV	33,000.00				
AUG 19 76 S'TAX			B*	85.80		
AUG 19 76 PR'FEE			B*	.50		
AUG 19 76	W'DEED		S*	4.00	*	90.30