BOOK 5062 PAGE 576

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,150.00

Serrita Elizabeth Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August, 19 76

Notary Public

MY COMMISSION EXPIRES: 10-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FRED E. COWDEN, JR. 4515 Harding Rd. Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Milton Leroy Roberts et ux (NAME) | Schumacher Mortgage Co. Inc. (NAME) | 72-11 |
| 2905 Branch Court (STREET ADDRESS OR ROUTE NUMBER) | 5100 Poplar Ave. Clark Tower (STREET ADDRESS) | 94 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Memphis, Tenn. 38137 (CITY) (STATE) (ZIP) | 15D 13215 |

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, Dave Floyd and Associates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton Leroy Roberts and wife Serrita Elizabeth Roberts

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:

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being a part of lot no. 1 on the map showing the tract of land on Maxey Lane conveyed by Lizzie Hunley to John Quinn and Sarah E. Quinn, May 5, 1923, and also the southerly 23.3 feet of a tract marked "Reserved" on the Plan of Brooks Gardens, of record in Book 2330, page 168, Register's Office for said County; and for further identification being designated as tract no. 2 on the survey by Hickerson & Hickerson, Engineers, dated June 30, 1961, and described as follows:

Beginning at a point on the southwesterly margin of Branch Court 373.8 feet northwesterly from the southwesterly corner of the intersection of Branch Court and Branch Avenue; thence northwesterly along the southwesterly margin of Branch Court 23.3 feet to a point; thence in a westerly direction 169.7 feet to a point; thence in a southerly direction 50 feet to a point; thence in an easterly direction 150 feet to a point; thence northerly 5 feet to a point; thence in a northeasterly direction 40.7 feet to the point of beginning.

Being the same property conveyed to Dave Floyd and Associates, Inc. by deed from Rubin H. Lawrence, Jr. and wife Gertrude Coleman Lawrence of record in Book 4991, page 807, re-recorded in Book 5034, page 320, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2905 Branch Court (House Number) (Street) Nashville, Tennessee (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 my hand this 25th day of August, 19 76

DAVE FLOYD & ASSOCIATES, INC.

BY: Dave Floyd President

DAVE FLOYD, PRESIDENT

BOOK 5062 PAGE 577

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dave Floyd and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Dave Floyd & Associates, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President 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 himself as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn on this the 25th day of August, 19 76

My commission expires 11-7-79

_____
Notary Public

THOMAS J. FOLEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Dave Floyd & Associates, Inc.

TO
Milton Leroy Roberts and wife
Serrita Elizabeth Roberts

D 65122

IDENTIF. REFERENCE

AUG 26 3 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Rube Box 4

| | | | | | |
|---|---|---|---|---|---|
| AUG 26 | CONV | 20,150.00 | | | |
| AUG 26 | S'TAX | | B* | 52.26 | |
| AUG 26 | PR'FEE | | B* | .50 | |
| AUG 26 | W'DEED | | B* | 4.00 | * 56.76 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.