BOOK 5072 PAGE 559

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Malcolm V. Branner Et Ux

MAIL TO:

TO

Richard Phebus Et Ux

mail For draftsman's use
This instrument prepared by:
Pete Lurati Realty Company
4741 Trousdale Drive
Nashville, Tennessee 37220

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Phebus (NAME)	The Galbreath Mortgage Company (NAME)	162-10
613 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	190
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

TAX PAID REFERENCE

SEP 28 8 39 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,116.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

D6993 5

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by RICHARD PHEBUS and wife, NITA J. PHEBUS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said Richard Phebus and wife, Nita J. Phebus to assume and agree to pay the unpaid balance of a loan in the original principal amount of $36,000.00,, secured by deed of trust of record in Book 4872, Page 83, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

MALCOLM V. BRANNER and wife, KATHY J. BRANNER

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD PHEBUS and wife, NITA J. PHEBUS

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 195 on the Plan of Brook View Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County.

SAID Lot No. 195 fronts 90 feet along the southerly margin of Roxanne Drive and runs back 120.71 feet on the easterly line and 129.91 feet on the westerly line to a line in the rear measuring 90.47 feet thereon.

BEING the same property conveyed to Malcolm V. Branner and wife, Kathy J. Branner by deed from David M. Resha and wife, Kathleen A. Resha, of record in Book 4872, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Roxanne Drive and a 10-foot easement for public utility purposes along the rear line of said lot and a 2.5 x 25-foot utility anchor easement located on the northwest corner of said lot; restrictions of record in Book 4689, Page 561, Register's Office for Davidson County, Tennessee.

BOOK 5072 PAGE 560

WD-2

This is (X) unimproved ( ) improved property, known as 613 Roxanne Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD PHEBUS and wife, NITA J. PHEBUS their heirs and assigns, forever.

And we do covenant with the said RICHARD PHEBUS and wife, NITA J. PHEBUS 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, except as of record.

And we, Malcolm F. Branner and wife, Kathy J. Branner do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RICHARD PHEBUS and wife, NITA J. PHEBUS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of September, 19 76

Malcolm V. Branner

Kathy J. Branner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm V. Branner and wife, Kathy J. Branner

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 17th day of September, 19 76

Mayme Duff, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires August 26, 1980

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 .

SEP 28 CONV $0.116.7

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires