ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	131-11-55
(NAME)	(NAME)	
	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

we,

James L. Talbot and wife, Sarah Gavin Talbot

SEP 28 76	CONV	58,000.00			
SEP 28 76	S'TAX		B*	150.80	
SEP 28 76	PR'FEE		B*	.50	
SEP 28 76	W'DEED		B*	4.00	* 155.30

have bargained and sold, and by these presents do transfer and convey unto the said Robert C. Murphy and wife, Jo Anne H. Murphy

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

Being Lot No. 14 on the Plan of Section One, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County.

Said Lot No. 14 is described as Beginning at a point in the southerly margin of Harding Place, at the common corner of Lots 13 and 14; thence with the line between said lots, southwardly 260 feet to the northerly line of Lot 15; thence with the line between Lots 14 and 15; eastwardly 194.3 feet to the westerly margin of Benton Smith Road; thence with the margin of said Road; northwardly 171 feet to a concrete monument, and continuing with the same, northwardly 35 feet to the beginning of a curve, thence along said curve, northwestwardly 39.3 feet to the point on the southerly margin of Harding Place; thence with the margin of the same, westwardly 152 feet to the beginning.

Being the same property conveyed to James L. Talbot and wife, Sarah Gavin Talbot by deed from Matthew E. Staed and wife, Caroline Staed of record in Book 3876, page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (XX) property, known as 1319 Harding Place
(House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of September, 19 76.

JAMES L. TALBOT

SARAH GAVIN TALBOT

BOOK 5072 PAGE 843

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 James L. Talbot and wife, Sarah Gavin Talbot

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 27th day of September, 1976.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert C. Murphy

Sworn to and subscribed before me this 27th day of September, 1976.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON AND LACKEY Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

JAMES L. TALBOT AND WIFE,

SARAH GAVIN TALBOT

TO

ROBERT C. MURPHY AND WIFE,

JO ANNE H. MURPHY

D70058

IDENTIFICATION REFERENCE

SEP 28 1 40 PM '76

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219