Prepared by: Almany Realtors
Hendersonville, Tenn
mail

WARRANTY DEED

BOOK 5073 PAGE 509

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James B. Ayers (NAME)	The Lomas & Nettleton Company (NAME)	11D 56380
415-417 Delaware Ave. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 43 9
Madison Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	Par 335

FOR AND IN CONSIDERATION of the sum of $10.00 Ten and 00/100 *Dollars,*

Cash in hand paid by James B. Ayers and wife Mildred Marie Ayers, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I

Ruby H. Zipperer

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Ayers and wife Mildred Marie Ayers

their *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being the easterly one-half of Tract 1, Block K, of Woodlawn Estates, a subdivision in the County of Davidson State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office for said County.

SAID Part of Tract 1 or Lot 1 fronts 50 feet on the southerly side of DuPont Avenue and extends back between parallel lines along the west margin of Delaware Avenue, 165 ½ feet to the northerly line of Lot or Tract 5, on said plan.

BEING the same property conveyed to Ruby H. Zipperer by deed from David S. Bivins and wife Catherine Marie Bivins of record in Book 4674, page 157, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Lomas & Nettleton Company of record in Book 4499, page 997, in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $31,700.00

Subscribed and sworn to before me, this the 7 day of September, 19 76

My commission expires May 20 1978 (Affix Seal)

Affiant James B Ayers

Notary Public Muriel M Almany

This is { unimproved / improved X } property, known as 415-417 Delaware Avenue, Madison, Tennessee 37115 (House Number) (Street) 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 James B. Ayers and wife Mildred Marie Ayers, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James B. Ayers and wife Mildred Marie Ayers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* Sept *, 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.*

Ruby H Zipperer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvix M. Ahmary, a Notary Public, My and *for said County and State,* Ruby H. Zipperer

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison *this* 7 *day of* September, *19*76

Marvix M Ahmary *Notary Public*

Commission expires May 20, 1978

NOTARY PUBLIC M. ALBANY DAVIDSON COUNTY TENN.

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 .....

SEP 30 76	CONV	31,700.00			
SEP 30 76	S'TAX		B*	82.42	
SEP 30 76	PR'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 86.92

WARRANTY DEED

FROM

RUBY H. ZIPPERER

TO

JAMES B. AYERS ET UX

D 70350

INITIAL REFERENCE

SEP 30 9 48 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS