BOOK 5074 PAGE 789 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Carol R. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 1976.

Notary Public

MY COMMISSION EXPIRES: 2/17/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER HAMMONDS, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	
1318 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard, Suite 8 (STREET ADDRESS)	71-16
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	379

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, AL HERSH and wife, JANICE C. HERSH HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER HAMMONDS and wife, ALMA JEAN HAMMONDS 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 Davidson County, Tennessee, being Lot No. 30 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30, fronts 60 feet on the westerly margin of Jones Avenue, and runs back between lines measuring 148.7 feet on the northerly line and 136.5 feet on the southerly line to a dead line in the rear measuring 61.2 feet thereon.

BEING the same property conveyed to Al Hersh by deed from James W. Akins, Jr., and wife, Clara R. Akins, of record in Book 5053, page 830, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1318 Jones Avenue, Nashville, Tennessee 37207
(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 27th day of September, 1976

Janice C. Hersh
JANICE C. HERSH

AL HERSH

3202 RE 580

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AL HERSH and wife, JANICE C. HERSH

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 19 76

(Commission expires 2/7/79)

Notary Public

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

WARRANTY DEED

FROM
AL HERSH, et ux

JANICE C. HERSH

TO
ROGER HAMMONDS, et ux

ALMA JEAN HAMMONDS

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D70956

IDENTIF. REFERENCE

OCT 4 3 03 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-4-76	CONV	22,500.00			
OCT-4-76	S'TAX		B*	58.50	
OCT-4-76	PR'FEE		B*	.50	
OCT-4-76	W'DEED		B*	4.00	* 63.00