BOOK 5085 PAGE 316

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED ACCORDING TO INFORMATION FURNISHED BY PARTIES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,504.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 1976.

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Colbert, Jr. (NAME)	Third National Bank (NAME)	map 75-8
705 Dutchman's Court (STREET ADDRESS OR ROUTE NUMBER)	Nashville, (STREET ADDRESS)	parcel 191
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Tennessee 37244 (CITY) (STATE) (ZIP)	

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, Joseph R. Saxon et ux Kathleen M. Saxon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Colbert, Jr. et ux Paula T. Colbert

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:

BEING Lot No. 157 on the Map of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office, Davidson County, Tennessee.

SAID Lot No. 157 fronts 75 feet on the southeasterly margin of Dutchman's Court and extends back 155 feet on the southwest line and 133.34 feet on the northeast line to a broken line in the rear, which is measures 137 feet thereon.

BEING the same property conveyed to Joseph R. Saxon et ux Kathleen M. Saxon by deed Frank Cope Batson et ux of record in Book 4963, page 100, said Register's Office.

GRANTEES herein agree to assume and pay a first mortgage payable to Third National Bank, Nashville, Tennessee of record in Book 4963, page 102 said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Escrow account and insurance to be transferred to grantees.

This is (unimproved ( ) improved (XX) property, known as 705 Dutchman's Court, Hermitage, Tennessee 37076
(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 third day of November, 1976

Joseph R. Saxon

Kathleen M. Saxon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph R. Saxon et ux Kathleen M. Saxon

the bargainor S, 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 Nashille, Tennessee, this 3rd day of November, 1976

Commission expires 6-24-80

Notary Public

PASSED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

D 75853

WARRANTY DEED

FROM
JOSEPH R. SAXON ET UX

TO
LEON COLBERT, JR. ET UX

IDENTIF. REFERENCE

Nov 5 11 33 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

NOV-5[illegible]	CONV	41,504.54		
NOV-5[illegible]	S'TAX		B* 107.90	
NOV-5[illegible]	PR'FEE		B* .50	
NOV-5[illegible]	W'DEED		B* 4.00	* 112.40