BOOK 5091 PAGE 962

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

36,450.00

x Sylvia F. Moody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER 76.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia F. Moody (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	5DU 51603
224 Coleridge Court (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	MAP 162-2
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Anaheim, CA 92803 (CITY) (STATE) (ZIP)	PARCEL 115

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, WRobert G. Roysden et ux Nancie J. Roysden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia F. Moody

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. 173 on the plan of the Colewood Acres, Section 2, as of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert G. Roysden et ux Nancie J. Roysden by deed from Wayne R. Pelaez et ux Eleanor R. Pelaez of record in Book 4929, Page 262, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4158, Page 42 and Book 4178, Page 738, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 224 Coleridge Court (House Number) (Street) Antioch, TN 37013 (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 hands this 15TH day of NOVEMBER, 19 76

Robert G. Roysden Robert G. Roysden

Nancie J. Roysden Nancie J. Roysden

STATE OF TENNESSEE
Davidson County

BOOK 5091 PAGE 963

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Roysden et ux Nancie J. Roysden

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 Nashville, Tennessee, this 15TH day of NOVEMBER, 19 76.

Commission expires _____

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 78976

WARRANTY DEED

FROM
Robert G. Roysden

TO
Sylvia F. Moody

IDENTIF. REFERENCE

NOV 30 9 39 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

NOV 30 76	CONV	36,450.00			
NOV 30 76	S'TAX		B*	94.64	
NOV 30 76	FR'FEE		B*	.50	
NOV 30 76	W'DEED		B*	4.00	* 99.14