BOOK 5094 PAGE 137

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Tallent, Jr.	First Federal	
(NAME:) 4628 Villa Green Drive	(NAME) 4th & Union	131-A
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn.	69
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Glenn H. Booth and wife, Margaret F. Booth

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Tallent, Jr., a single person, his

~~successors~~ *heirs and assigns,*

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

Being Lot No. 334 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for said County, described as follows:
Beginning on the easterly margin of Villa Green Drive at a concrete monument on the southerly line of Seven Hills, Section 2, First Addition, as of record in Book 2663, page 51, Register's Office for said County; thence with said Drive, southwardly 166.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 36.8 feet to an "X" on a painted rock on the northerly margin of Benton Smith Road; thence with said Road, eastwardly 214.9 feet; thence north 3° 47' east 224.7 feet; thence north 85° 38' west 204.3 feet to the beginning.

Being the same property conveyed to Glenn H. Booth and wife, Margaret F. Booth by deed from Thomas L. Ruck and wife, Sue S. Ruck, recorded in Book 4247, page 356, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 10-foot easement for public utilities along the northerly and easterly lines of the lot, 75-foot set-back line from Villa Green Drive, 40-foot

MORE

(cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $60,500.00
Subscribed and sworn to before me, this the 3 day of November 19 76
Affiant Glenn H. Booth
My commission expires: August 13, 1980 (Affix Seal)
Notary Public Terry Ray Mabry

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
AT LARGE

This is unimproved ( ) improved (XX) property, known as 4628 Villa Green Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (STATE)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles E. Tallent, Jr., a single person, his ~~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.* , except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Tallent, Jr., a single person, his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 1st day of December, 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.*

Glenn H. Booth

Margaret F. Booth

NOTARY PUBLIC
ALPHIN JR. MADISON PARISH LA

V

STATE OF ~~TENNESSEE~~ Louisiana }
~~COUNTY OF DAVIDSON~~ Madison Parish }

Personally appeared before me, Andrew L. Sevier, Jr. *a Notary Public in and for said ~~County~~ and State,* Glenn H. Booth and wife, Margaret F. Booth Parish

the within named 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 Tallulah, Louisiana ~~Tennessee~~
this 1st *day of* December, *19* 76.

Commission expires 1980 Andrew L. Sevier, Jr. *Notary Public*

NOTARY PUBLIC SEVIER JR. MADISON PARISH LOUISIANA

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 .....

(cont.)
set-back line from Benton Road, and conditions of owner's certificate as shown on Plan of record in Book 2900, page 107, Register's Office for Davidson County, Tennessee.
(2) Restrictive covenants contained in an instrument of record in Book 3104, page 477, Register's Office for Davidson County, Tennessee.

DEC-6⁷⁶	CONV	60,500.00			
DEC-6⁷⁶	S'TAX		B*	157.30	
DEC-6⁷⁶	PR'FEE		B*	.50	
DEC-6⁷⁶	W'DEED		B*	4.00	* 161.80

WARRANTY DEED

FROM
Glenn H. Booth and wife, Margaret F. Booth

TO
Charles E. Tallent, Jr.

D 79965

IDENTIF. REFERENCE

DEC 6 3 30 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238