BOOK 5095 PAGE 883

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melba Jean Arnold (NAME)	Home Federal Savings & Loan (NAME)	8DA 37160
c/o Estes Taylor Co., Inc. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Map 91-14
3815 Cleghorn Avenue Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 51

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, John W. Owen and wife, Pearl F. Owen and Oscar D. Guthrie, Jr. and wife, Anne G. Guthrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melba Jean Arnold

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. 2 of Block "C" on the plan of Palo Alto Subdivision of Lots 1,2,3 & 4 in the Subdivision of the B.F. Cockrill Farm, of record in Book 161, page 169, Register's Office for said County.

SAID Lot No. 2 fronts 57 feet on the northerly margin of O'Brien Avenue and extends back between parallel lines 150 feet to a dead line in the rear.

BEING the same property conveyed to John W. Owen and wife, Pearl F. Owen and Oscar D. Guthrie, Jr. and wife, Anne G. Guthrie by deed from Donald J. Stover and wife, Mary Stover of record in Book 4103, page 704, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Southern Federal Savings & Loan Association of record in Book 4055, page 831, 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 Grantee.

unimproved ( )
This is improved (X) property, known as 5614 O'Brien Avenue Nashville, TN.
(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 3rd day of December, 1976.

John W. Owen — Pearl F. Owen

Oscar D. Guthrie, Jr. — Anne G. Guthrie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Owen and wife, Pearl F. Owen and Oscar D. Guthrie, Jr.

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 3rd day of December, 1976.

My Commission Expires Nov. 8, 1977

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 or th)(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

John W. Owen and wife, Pearl F. Owen &

Oscar D. Guthrie, Jr. and wife, Anne G. Guthrie

TO

Melba Jean Arnold

080831

IDENTIF. REFERENCE

DEC 13 9 43 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

DEC 13 '76 CONV $24,000.00
DEC 13 '76 STAX $ 67.60
DEC 13 '76 RFEE $ .50
DEC 13 '76 WDEED $ 4.00 * 72.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne G. Guthrie the 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 Nashville, Tennessee, this 3rd day of December, 1976.

Notary Public

My Commission Expires: 11-17-80