BOOK 5107 PAGE 454

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 39,900.00

Carl H Raff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 77.

Notary Public

MY COMMISSION EXPIRES: 1-29-79

(AFFIX SEAL)

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
Carl H. Raff	Realty Mortgage, Inc.	15D 60465
(NAME) 1918 Rosebank Avenue	(NAME) 1925 Century Blvd., N.E.	73-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Atlanta, Georgia 30345	206
(CITY) (STATE) (P. O. ZIP)	(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, Wanda Flynn Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl H. Raff et ux Wanda Kay Raff

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. 27 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles Raymond Petty et ux Wanda Lee Petty by deed from Clyde Renfro et ux Patsy G. Renfro as of record in Book 4053, page 462, Register's Office, Davidson County, Tennessee. The property having since been conveyed to Wanda Flynn Petty by Divorce Decree of record in Book 4898, page 733, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 3031, page 604, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to 10 foot and 50 foot public utilities and drainage easement; 2.5 foot by 30 foot anchor easement and 30 foot minimum building setback line as of record in Book 2900, page 75, Register's Office, Davidson County Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

Charles Raymond Petty joins herein for the purpose of conveying whatever interest he may have, especially his marital rights.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved (XX) improved ( ) property, known as 1918 Rosebank Avenue (House Number) (Street) Nashville, Tenn. 37216 (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 my hand this 18th day of January, 1977

Wanda Flynn Petty — Wanda Flynn Petty

Charles Raymond Petty — Charles Raymond Petty

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Flynn Petty et vir Charles Raymond Petty

the bargainer 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 18th day of January 1977

Commission expires 1-29-79

Earline Mizell
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

D 86006

WARRANTY DEED

FROM Wanda Flynn Petty

Carl H. Ramf

IDENTIF. REFERENCE

JAN 20 11 44 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN 20	CONV	39,900.00			
JAN 20	S'TAX		B*	103.74	
JAN 20	PR'FEE		B*	.50	
JAN 20	W'DEED		B*	4.00	* 108.24

Title Boy #12