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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,845.61

X Carolyn J Bardon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 1976.

Notary Public

MY COMMISSION EXPIRES: 10-7-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Bldg.,Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES RILEY BARDON ETUX	MORTGAGE ASSOCIATES, INC. (NAME)	
C/O Lance (NAME) & Associates 2704 12th Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	104-1
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	101

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, ROBERT F. LANCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RILEY BARDON AND WIFE, CAROLYN J. BARDON

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. 10 on the Revised Plan of Valley View Subdivision, Section 1, as of record in Book 2331, page 88, Register's office for Davidson County, Tennessee,to which plan reference is here made for a complete legal description.
BEING the same property conveyed to Robert F. Lance by deed from Bobby L. Soard and wife, Hazel M. Soard of record in Book 5077, page 410, in the Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4882, page 991, Register's Office for said County, securing a promissory note dated January 20, 1975, payable to the order of Mortgage Associates, Inc, which the Grantees herein hereby assume and agree to pay.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Lyde Ella Lance, wife of the above named Robert F. Lance joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3813 Sentinel Drive, Nashville, Tennessee 37209
(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 my hand this 17th day of November, 19 76

ROBERT F. LANCE

LYDE ELLA LANCE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Lance and wife, Lyde Ella Lance

the bargainor, 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 17th day of November, 1976

Commission expires 11-17-76

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

WARRANTY DEED

FROM ROBERT F. LANCE

TO JAMES RILEY BARDON ET UX

D 86619

IDENTIFICATION REFERENCE

JAN 25 2 13 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN25	CONV	19,845.61			
JAN25	S'TAX		B*	51.48	
JAN25	PR'FEE		B*	.50	
JAN25	W'DEED		B*	4.00	* 55.98