BOOK 5110 PAGE 390

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,420.66

John P. Sousa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 77.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. SOUSA et ux (NAME)	THOMAS & HILL, INC. (NAME)	75-8
549 St. Paul Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	99
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Charleston, West Virginia 25327 (CITY) (STATE) (ZIP)	4D 65232

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, HAROLD G. ROBINSON and wife, BRENDA J. ROBINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. SOUSA and wife, HATTIE P. SOUSA

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. 357 on the plan of Tulip Grove, Section 5, of record in Book 4460, page 19, Register's Office for said County.

SAID Lot No. 357 fronts 85.0 feet on the easterly margin of St.Paul Drive and extends back 184.65 feet on the southerly line and 144.0 feet on the northerly line to a dead line in the rear, measuring 137.18 feet thereon.

BEING the same property conveyed to Harold G. Robinson and wife, Brenda J. Robinson by deed from Zack R. Cheek and wife, Emelyn T. Cheek d/b/a Viking Homes, of record in Book 4584, page 517, 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 Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas & Hill, Inc. of record in Book 4584, page 519, 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 Grantees.

A part of the consideration for this transfer is the assumption of one certain trust deed dated March 16, 1972, and filed for record March 17, 1972, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4584, page 519, and note of even date thereby secured, in the original principal amount of $27,450.00 payable to Thomas & Hill, Inc., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee. The grantee further hereby assumes the obligation of Harold G. Robinson and wife, Brenda J. Robinson under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 549 St. Paul Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 31st day of January, 19 77

Harold G. Robinson
HAROLD G. ROBINSON

Brenda J. Robinson
BRENDA J. ROBINSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold G. Robinson and wife, Brenda J. Robinson

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 31st day of January, 19 77.

Commission expires 11-17-80

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) (his oath) acknowledged (themselves) (himself) 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

D87369

WARRANTY DEED

FROM
HAROLD G. ROBINSON and wife,
BRENDA J. ROBINSON

TO
JOHN P. SOUSA and wife,
HATTIE P. SOUSA

INDEXING REFERENCE

JAN 31 11 05 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 /djm
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JAN31 77	CONV	37470.00			
JAN31 77	S'TAX		B*	97.24	
JAN31 77	FR'FEE		B*	.50	
JAN31 77	W'DEED		B*	4.00	* 101.74