FORM NO. WD-1

BOOK 5112 PAGE 963

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Ben Close
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb, 1977.

Notary Public

MY COMMISSION EXPIRES: April 18, 1979

(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
Ben Close (NAME)	Same (NAME)	149-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	204
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D 53674

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~~ I, Goldie Dobyns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Close

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. 340 on the Plan of Edge-O-Lake Estates, Section 9, as of record in Book 3700, page 131, Register's Office, Davidson County, Tennessee.

SAID Lot No. 340 fronts 77.28 feet on the southwesterly margin of Mesa Drive, and extends back between lines, 134.35 feet on the northwesterly line and 135.67 feet on the southeasterly line, to a dead line in the rear, on which it measures 89.55 feet.

BEING the same property conveyed to Neil H. Dobyns et ux, Goldie Dobyns by deed from Arthur F. Silinsky et ux, Gertrude E. Silinsky of record in Book 4627, page 40, Register's Office, Davidson County, Tennessee. The said Neil H. Dobyns and Goldie Dobyns having since been divorced and decree entered in Minute Book 101A, page 354, Fourth Circuit Court for Davidson County, Tennessee, Case Number 82586, Circuit Court Clerk's Office, Davidson County, Tennessee. The property having been awarded to Goldie Dobyns in said Decree.

THIS conveyance is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee, and especially to the restrictions of record in Book 4145, page 195, Register's Office, Davidson County, Tennessee.

GRANTEE herein agrees to assume and pay the unpaid balance of a note secured by a Deed of Trust of record in Book 4627, page 42, Register's Office, Davidson County, Tennessee.

ESCROW ACCOUNT and insurance held in connection with the above loan are hereby transferred to the grantee.

unimproved ( )
This is improved (XX) property, known as 2629 Mesa Drive, Nashville, Tennessee 37217
(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 ____ hand ____ this 2nd day of Feb, 1977

Goldie Dobyns

GOLDIE DOBYNS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Goldie Dobyns

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 2nd day of Feb. 1977

Commission expires April 8, 1979

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 88385

WARRANTY DEED

FROM
Goldie Dobyns

TO
Ben Close

T
IDENTIFICATION REFERENCE

FEB 7 12 19 PM '77

REGISTER
DAVIDSON CO. TENN.

FEB-77	CONV	34,539.91			
FEB-77	REV'STAX		B*	89.70	
FEB-77	REGFEE		B*	.50	
FEB-77	RECORDED		B*	4.00	* 94.20