BOOK 5117 PAGE 52

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,700.00

Robert B. Lefkovits
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF February 1977

Pauline Randolph
Notary Public

MY COMMISSION EXPIRES: 5-16-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jesse A. Randolph, 235 Bell Road, Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Lefkovits (NAME)	Allstate Enterprises Mtg, Corp (NAME)	27W 03470
1014 North 16th Street (STREET ADDRESS OR ROUTE NUMBER)	627 So. Manchester Avenue (STREET ADDRESS)	Map 83 2
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	Parcel 125

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, James H. Knight et ux Robbie L. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Lefkovits and wife Maggie E. Lefkovits

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. 65 on the plan of the subdivision of certain lots in Blocks A and B and all of Block C in subdivision of Weakley Place, of record in Book 547, page 12, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James H. Knight et ux Robbie L. Knight by deed from Xavier B. Cosse et ux Irene A. Cosse of record in Book 5032, page 718, 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.

However this conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust note in the approximate unpaid balance of $24,700.00 payable to Allstate Enterprises Mortgage, Corp 627 So. Manchester Ave. Anaheim, Califorina.

The Grantor hereby transfers and conveys all rights, title and interest in the existing hazard insurance policy and escrow account to the Grantee herewith.

unimproved ( )
This is improved (X) property, known as 1014 North 16th Street (House Number) (Street) Nashville, Tennessee 37206 (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 16th day of February, 1977

x James H. Knight

x Robbie L. Knight

PAULINE B. RANDOLPH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Knight et ux Robbie L. Knight

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 16th day of Feb. 1977.

Commission expires 5-16-77

Pauline Randolph
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

Mail Wheeler & Randolph
1605 Union Bldg
Nash Tenn

WARRANTY DEED Surety

FROM James H. Knight et ux

TO Robert B. Lefkovits et ux

D 90266

IDENTIF. REFERENCE

FEB 22 11 27 AM '77

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 22 77	CONV	29,900.00			
FEB 22 77	S'TAX		B*	77.74	
FEB 22 77	PR'FEE		B*	.50	
FEB 22 77	M'DEED		B*	4.00	* 82.24