Mail to : Pete Lunati Realty Company. 4741 Trousdale Drive, Nashville, Tennessee 37220

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Rufus Frank Carroll Et Ux

TO

William Luther Carden Et Ux

For draftsman's use

This instrument prepared by Pete Lunati Realty Company. 4741 Trousdale Drive, Nashville, Tennessee 37220

BOOK 5120 PAGE 22

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Luther Carden (NAME)	National Mortgage Company (NAME)	148-14
3971 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	112
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 9162 1

IDENTIF. REFERENCE

MAR 2 8 45 AH '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,950.00 William Luther Carden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1977.

Notary Public

MY COMMISSION EXPIRES: August 26 1980

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by WILLIAM LUTHER CARDEN and wife, FAY M. CARDEN, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said William Luther Carden and wife, Fay M. Carden to pay the unpaid balance of a loan in the original amount of $21,500.00, secured by deed of trust of record in Book 4688, Page 365, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

RUFUS FRANK CARROLL and wife, LONA JEANETTE CARROLL

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM LUTHER CARDEN and wife, FAY M. CARDEN

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. 230 on the P lan of Colewood Acres Section III, as of record in Book 4175, Page 45, Register's Office for said County.

SAID Lot No. 230 fronts 69 feet on the southwesterly margin of Keeley Drive and extends back 246.4 feet on the northwesterly line and 228.7 feet on the southeasterly line to a dead line measuring 115.2 feet thereon.

BEING the same property conveyed to Rufus Frank Carroll and wife, Lona Jeanette Carroll by deed from John L. Burnett and wife, Kay R. Burnett, of record in Book 5018, Page 981, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate. a 30-foot minimum building setback line from Kelly Drive and a 25-foot easement for public utility and drainage purposes along the rear line of said lot with an 8" sewer line within said easement; a 2.5 x 25-foot utility anchor easement located on the southeast front corner of said lot and easement for sewer across rear portion of premises as shown on said plan; a 5-foot easement for public utility and drainage widening out to a 20-foot easement along the northwesterly line of premises as shown on said plan; restrictions of record in Book 4295, Page 696, said Register's Office.

WD-2

This is ~~unimproved~~ ( ) improved (X) property, known as 3971 Keeley Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM LUTHER CARDEN and wife, FAY M. CARDEN their heirs and assigns, forever.

And we do covenant with the said WILLIAM LUTHER CARDEN and wife, FAY M. CARDEN 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., except as of record.

And we, Rufus Frank Carroll and wife, Lona Jeanette Carroll do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM LUTHER CARDEN and wife, FAY M. CARDEN, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of March, 19 77

Rufus Frank Carroll
RUFUS FRANK CARROLL

Lona Jeanette Carroll
LONA JEANETTE CARROLL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus Frank Carroll and wife, Lona Jeanette Carroll

the bargainorS, 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 1st day of March, 19 77.

MAXINE DUFF NOTARY PUBLIC DAVIDSON COUNTY

Maxine Duff
Notary Public.

Commission expires August 26, 1980

MAR-2[illegible] CONV 39,950.00
STATE OF TENNESSEE } MAR-2[illegible] S'TAX B* 103.74
COUNTY OF DAVIDSON } MAR-2[illegible] PR'FEE B* .50
MAR-2[illegible] W'DEED B* 1.00 FOR.24

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged self to be .....,

of the .....,

the within named bargainor, a corporation, and that he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....