WARRANTY DEED

BOOK 5125 PAGE 491

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sewing Machine & Equip.Inc. c/o Robert E. Robeson (NAME)	Security Fed. Sav. & Loan (NAME)	Map 92-15
Route 8, Nathan B. Forrest Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2960 (STREET ADDRESS)	Par. 101
Franklin, Tennessee 37064 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	21W-9435

FOR AND IN CONSIDERATION of the sum of Fifty-one thousand, eight hundred and fifty-three and 18/00 ($51,853.18)---------- *Dollars,* the receipt of which is hereby acknowledged, and the assumption and agreement to pay one note dated June 28, 1976, payable to Volunteer Federal Savings and Loan Association of Nashville in the original amount of $110,000.00, secured by a Deed of Trust from John J. Roper and Edward J. Childers, Jr., d/b/a Westside Investments, to E.E. Murrey, Jr., Trustee, of record in Book 5040, page 918, R.O.D.C., on which there is a present indebtedness of $108,146.82,

John J. Roper and Edward J. Childers, Jr., both unmarried persons and doing business as Westside Investments, *have this day bargained and sold, and do hereby transfer and convey unto the said* Sewing Machine & Equipment, Inc., a Tennessee Corporation and its

(successors), heirs and assigns, certain real estate in Davidson *County, Tennessee, as follows:*

Being Lot No. 12, North 2 feet of Lot No. 11 and the south 8 feet of Lot No. 13 on the Plan of Maddin's Subdivision of certain lots in Elliston's Addition to Nashville, of record in Book 57, page 139, Register's Office for said County, and of certain land in the rear thereof according to a copy of a survey made October 29, 1958, by T.R. Sanford, Surveyor.

Said Lot No. 12 and parts of Lots 11 and 13 adjoin and front together 60 feet on the west side of Louise Avenue and run back between parallel lines 168 feet to an alley in the rear, which alley was opened by Agreement of record in Book 185, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John J. Roper and Edward J. Childers, Jr., d/b/a Westside Investments by deed from Virginia P. Goodpasture et vir, Henry Goodpasture, of record in Book 4831, page 384, Register's Office for Davidson County, Tennessee.

All personal property located in premises herein conveyed belonging to Sellers is hereby conveyed.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 17th day of March, 1977

Affiant Richard H. King

My commission expires: 5/3/80 (Affix Seal)

Notary Public Carolyn Barnard

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 215 Louise Avenue, Nashville, TN 37203 (House Number) (Street) P. O. Address, (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sewing Machine & Equipment, Inc., a Tennessee Corporation, and its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Sewing Machine & Equipment, Inc., and its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 17th day of March, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN J. ROPER, individually and d/b/a Westside Investments

EDWARD J. CHILDERS, JR., individually and d/b/a Westside Investments

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, John J. Roper and Edward J. Childers, Jr., individually d/b/a Westside Investments

the within named 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 17th day of March, 1977.

Carolyn Barnes
Notary Public

Commission expires 8/3/80

CAROLYN BARNES ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

Richard H. King
Suite 303
4515 Harding Road
Nashville, Tennessee 37205

D 9 4 2 2 2

IDENTIF. REFERENCE

MAR 17 3 38 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

MAR 17 77	CONV	90,000.00		
MAR 17 77	CONV	70,000.00		
MAR 17 77	S TAX		B* 416.00	
MAR 17 77	PR FEE		B* .50	
MAR 17 77	W DEED		B* 4.00	* 420.50

WARRANTY DEED

FROM
John J. Roper and Edward J. Childers d/b/a Westside Investments

TO
Sewing Machine & Equipment, Inc., a Tennessee Corporation

TITLE INSURED BY POLICY NUMBER:
43-013-5051F

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
US-LIFE TITLE INSURANCE
Company of New York