BOOK 5126 PAGE 136

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

16,900.00

X James R. Teats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 1977

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Teats (NAME)	Realty Mortgage, Inc. (NAME)	15D-08445
3105 Oxford Street (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd. N.E., Suite 8 (STREET ADDRESS)	MAP 72-7
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	PARCEL 138

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 Lillian Cline

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Teats et ux Jacqueline E. Teats

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 the Southerly 50 foot of Lots Nos. 62 and 63 on the Plan of Kenmore Place as of record in Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee, more described as follows:

Said part of Lots front 50 feet on the westerly margin of Oxford Street and extends back between parallel lines measuring 200 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Rolie Cline and wife, Lillian Cline by deed from Raymond E. Toney and wife, Alline B. Toney of record in Book 4159, Page 291, Register's Office for said County. The said Rolie Cline having since died on January 18, 1972.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 3105 Oxford Street (House Number) (Street) Nashville, TN 37216 (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 my hand this 16TH day of MARCH, 1977

Lillian Cline X Lillian Cline

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STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16TH day of MARCH 19 77

Commission expires 2.23.80

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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 94545

WARRANTY DEED

FROM
Lillian Cline

TO
James R. Teats

IDENTIF. REFERENCE

MAR 21 9 53 AM '77

FELI... REGISTER
DAVIDSON COUNTY, TENN.

Edward Seadon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR 21 77	CONV	16,900.00				
MAR 21 77	S'TAX		B*	43.94		
MAR 21 77	PR'FEE		B*	.50		
MAR 21 77	W'DEED		B*	4.00	*	48.44