BOOK 5131 PAGE 398

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April 1977

Notary Public

MY COMMISSION EXPIRES: 4/21/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James R. Wyatt, Attorney, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney E. Cavender (NAME)	The Chamberlain Company (NAME)	120-14
1302 Portview Drive (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	Par. 101
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP)	2DA-45000

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, BANK OF COLLEGE GROVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidney E. Cavender and wife, Marcia E. Cavender,

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. 86 on the Plan of Airport Estates of record in Book 1130, page 83, Register's Office for said County.

Said Lot No. 86 fronts 70.2 feet on the northerly side of Portview Drive and runs back between lines measuring 216 feet on the easterly line and 195 feet on the westerly line to the southerly line of Lot No. 120 which is the rear line of this lot and measures 70 feet thereon.

Being the same property conveyed to Bank of College Grove by deed from Robert L. Echols, Substitute Trustee, of record in Book 5051, page 653, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the rear line of premises, 40-foot building setback line from Portview Drive, and conditions of owners certificate as shown on plan of record in Book 1130, page 83, Register's Office for said County; easement for power line as set out in instrument of record in book 437, page 56, said Register's Office; and restrictive covenants of record in book 1394, page 143, said Register's Office.

This is { unimproved ( ) / improved (X) } property, known as 1302 Portview 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 our hand this 4th day of April, 19 77

BANK OF COLLEGE GROVE

By: Rufus F. Bagsby, Vice President.

STATE OF TENNESSEE
Davidson County

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

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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mary Ensey, a Notary Public within and for the State and County aforesaid, personally appeared Rufus F. Bagsby ~~and~~ _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President ~~and~~ _____ ~~respectively~~ of the Bank of College Grove the within named bargainor, a corporation, and that (he) (they) as such Vice President ~~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 Rufus F. Bagsby as such Vice President ~~and attesting the same by the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of April, 19 77.

My commission expires 4/21/80

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
Attention: Escrow Dept.
NASHVILLE

WARRANTY DEED

FROM
Bank of College Grove

TO
Sidney E. Cavender et ux.

D 97127

IDENTIF. REFERENCE

APR 5 3 43 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR-57	CONV	20,000.00			
APR-57	S'TAX		B*	52.00	
APR-57	PR'FEE		B*	.50	
APR-57	W'DEED		B*	4.00	* 56.50

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