This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

BOOK 5139 PAGE 80

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES T. EVENSON, ET UX (NAME:) | Home Federal Savings & Loan Assn. (NAME) | 52-1 |
| 562 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER) | 230 4th Avenue, North (STREET ADDRESS) | 326.1 |
| Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | 11 D 72110 |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES H. RIDDLE AND WIFE, EULA B. RIDDLE, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES T. EVENSON AND WIFE, HELEN F. EVENSON, hereinafter referred to as Grantees, their

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

Land in Davidson County, Tennessee, being part of Lot No. 2 in the subdivision of part of the Chadwell Tract, of record in Book 421, page 61, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northwest corner of the property conveyed to Joseph L. White by deed of record in Book 777, page 79, said Register's Office, and being 265 feet westerly from the westerly margin of Idlewild Avenue; thence southwardly with the westerly line of said White property, 350 feet to a point; thence westwardly along a line parallel to the southerly margin of Neely's Bend Road, 120 feet to a point in the line between Lots nos. 1 and 2 in said plan; thence northwardly with the line between said two lots, 350 feet to a point in the southerly margin of Neely's Bend Road; thence eastwardly with said margin of said road, 120 feet to the point of beginning.

Being the same property conveyed to James H. Riddle and Eula B. Riddle by deed from Benford W. James, of record in Book 4819, page 692, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,900.00

Subscribed and sworn to before me, this the 20th day of April 19 77

My commission expires: 3/15/81 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (XX) property, known as 562 Neely's Bend Road, Madison, Tennessee 37115 (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* grantees, their *(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.* , except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and asrigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 20th *day of* April, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James H. Riddle
James H. Riddle

X Eula B. Riddle
Eula B. Riddle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. RIDDLE AND WIFE, EULA B. RIDDLE

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 Madison Tennessee. this 20th day of April, 1977.

Carolyn F. McKinney
Notary Public

Commission expires 3/15/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

Return To: Home e era
Closing Dept.
07-80,603-1

**WARRANTY DEED**

FROM
JAMES H. RIDDLE, ET UX

TO
JAMES T. EVENSON, ET UX

E 00128

IDENTIF. REFERENCE

APR 22 2 11 PM '77

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

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

| | | | | | | |
|---|---|---|---|---|---|---|
| APR 22 77 | CONV | 26,900.00 | | | | |
| APR 22 77 | S'TAX | | B* | 69.94 | | |
| APR 22 77 | PA'FEE | | B* | .50 | | |
| APR 22 77 | W'DEED | | B* | 4.00 | * | 74.44 |