BOOK 5139 PAGE 416

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 19 77

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Suite 303, 4515 Harding Rd., Nashville, TN

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Roney et ux (NAME)	First Federal Savings & Loan Assoc. (NAME)	Map 144-15
2112 Timberwood Place (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 6
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	FH 04555

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, Forest C. Dewar and wife, Betty J. Dewar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Roney and wife, Blanche L. Roney

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. 2 on the plan of Highland Court, of record in Book 2330, page 82, Register's Office for said County.

Said Lot No. 2 fronts 192 feet on the northeasterly side of Timberwood Place and runs back 247.1 feet on the northwesterly line adn 250.8 feet on the southeasterly line, to a dead line in the rear on which it measures 158.0 feet.

Being the same property conveyed to Forest C. Dewar and wife, Betty J. Dewar by deed from Jack P. Roddy, Unmarried of record in Book 5053, page 505, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2548, page 266, Book 2595, page 397, and Book 2601, page 591, to the limitations that appear on the plan of record in Book 2330, page 82 (all in the Register's Office for Davidson County, Tennessee), and to 1977 property taxes which have been transferred in escrow to the Grantees and said Grantees assume in full.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that part of the consideration for this transfer is the agreement of the Grantees to assume and pay the unpaid balance of a certain note secured by Deed of Trust of record in Book 5053, page 507, Register's Office for Davidson County, Tennessee, in favor of First Federal Savings and Loan Association, dated August 2, 1976, in the original principal amount of $40,000.00, and that the escrow account and hazard insurance policy held in connection with said deed of trust and note are hereby transferred in full to the said Grantees without limitation.

unimproved ( ) This is improved (X) property, known as 2112 Timberwood Place (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 s this 23rd day of April, 19 77

FOREST C. DEWAR

BETTY J. DEWAR

STATE OF TENNESSEE
Davidson County

BOOK 5139 PAGE 417

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Forest C. Dewar and wife, Betty J. Dewar

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 23rd day of April, 1977

Commission expires 1-19-81

Marbut Glenn Gaston, Jr.
Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
FOREST C. DEWAR and wife,
BETTY J. DEWAR

TO
JAMES D. RONEY and wife,
BLANCHE L. RONEY

E 00303

IDENTIF. REFERENCE

APR 25 11 53 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

APR 25 77	CONV	68,000.00		
APR 25 77	ST'TAX		B* 176.80	
APR 25 77	PR'FEE		B* .50	
APR 25 77	W'DEED		B* 4.00	* 181.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.