FILE BOX 3

BOOK 5158 PAGE 88

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

35,488.17

X Frances S. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 1977.

Notary Public

MY COMMISSION EXPIRES: 2/15/80
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances S. Taylor (NAME)	Thomas & Hill, Inc. (NAME)	MAP 119-3
507 Shady Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	PARCEL 169
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Charleston, WV 25327 (CITY) (STATE) (ZIP)	GDA-13241

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 Claud G. Williams and wife Doris Ann Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances S. Taylor

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. 95 on the plan of Hill-N-Dale Subdivision, Section 2, as of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Claude G. Williams et ux Doris Ann Williams by deed from Harold G. Owens et ux Judith E. Owens, of record in Book 5129, Page 399, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 4206, Page 106, Register's Office for said County.

THIS conveyance is, however, subject to a certain Deed of Trust, recorded in Book 4636, Page 723, Register's Office for said County, securing a first mortgage dated September 11, 1972, payable to the order of Thomas & Hill, Inc. with a present unpaid balance of $32,788.17, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

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

unimproved ( ) which is improved (XX) property, known as 507 Shady Oak Drive (House Number) (Street) Nashville, TN 37217 (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 s this 19TH day of MAY, 1977

Witness: X Claude G. Williams

X Doris Ann Williams

RECORDED 1977 MAY 20 PM 2:03

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claud G. Williams and wife Doris Ann Williams

the bargainor, 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 19TH day of June, 1977

Commission expires 3/18/80

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 upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 Claud G. Williams

TO Frances S. Taylor

E 08588

IDENTIF. REFERENCE

JUN 13 9 47 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 13 77	CONV	35,488.17		
JUN 13 77	STAX		6* 92.30	
JUN 13 77	RTFEE		6* .50	
JUN 13 77	RECORDED		6* 4.00	* 96.80

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

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