BOOK 5158 PAGE 822

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31980.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWIGHT W. TOEDTER (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	148
314 MELPAR AVENUE, (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	13
NASHVILLE, TN. (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38118 (CITY) (STATE) (ZIP)	27

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, LARRY A. FEATHERSTONE ET UX ANDREA L.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT W. TOEDTER ET UX DIANNE TOEDTER

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 LOCUSTWOOD, SECTION 3, OF RECORD IN BOOK 2663, PAGE 29, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 86 FRONTS 92 FEET ON THE WESTERLY SIDE OF MELPAR DRIVE AND RUNS BACK BETWEEN LINES, 204.9 FEET ON THE NORTHERLY LINE AND 172.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 65 FEET.

BEING THE SAME PROPERTY CONVEYED TO LARRY A. FEATHERSTONE ET UX ANDREA L. FEATHERSTONE BY DEED FROM DOROTHY M. FRAKER OF RECORD IN BOOK 4897, PAGE 559, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

GRANTEES HEREIN AGREE TO ASSUME AND PAY A FIRST MORTGAGE PAYABLE TO NATIONAL MORTGAGE COMPANY OF RECORD IN BOOK 4897, PAGE 561, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2696 PAGE 61, AND TO EASEMENTS AND BUILDING LINES AS SHOWN ON THE PLAN OF RECORD IN BOOK 2663, PAGE 29, SAID REGISTER'S OFFICE.

ESCROW ACCOUNT AND INSURANCE ARE HEREBY TRANSFERRED TO GRANTEES.

This is unimproved (X) improved ( ) property, known as 314 MELPAR AVENUE, NASHVILLE, TN.
(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 MY hand this 7TH day of JUNE, 19 77

Larry A. Featherstone Andrea L. Featherstone

LARRY A. FEATHERSTONE ET UX ANDREA L.

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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 LARRY A. FEATHERSTONE ET UX ANDREA L.

the 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 NASHVILLE, Tennessee, this 7TH day of JUNE

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) 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, 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

E08916

WARRANTY DEED

LARRY A. FEATHERSTONE ET UX ANDREA L. FEATHERSTONE

TO

DWIGHT W. TOEDTER ET UX DIANNE TOEDTER

IDENTIF. REFERENCE

JUN 14 10 05 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

File Fee $1.00

JUN 14 77 CONV 31,900.87
JUN 14 77 S'TAX B* 83.20
JUN 14 77 PR'FEE B* .50
JUN 14 77 W'DEED B* 4.00 * 87.70