BOOK 5161 PAGE 652

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James E. Toplon and wife, Ellen T. Toplon (NAME)	Home Federal Savings & Loan Association (NAME)	104-5
3701 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	#232
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	26W-205 M.P.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

WILLIAM T. SANDS and wife, JIMMIE ALLEN SANDS

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES E. TOPLON and wife, ELLEN T. TOPLON
their

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

Land in Davidson County, Tennessee, being Lot No. 475 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 475 fronts 60 feet on the southerly side of Westbrook Avenue and runs back 134 feet on the westerly line and 150 feet on the easterly line of Lot No. 476 measuring 60 feet thereon.

Being the same property conveyed to William T. Sands and wife, Jimmie Allen Sands, by deed from Leon H. Clifton and wife, Esther Catherine Clifton, of record in Book 808, page 147, 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 $ 35,500.00

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

Affiant

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3701 Westbrook Avenue (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

JAMES E. TOPLON and wife, ELLEN T. TOPLONS
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 for 1977 taxes; plan of record in BK. 421, p. 31.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. TOPLON and wife, ELLEN T. TOPLON
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 20th *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William T. Sands
William T. Sands

Jimmie Allen Sands
Jimmie Allen Sands

BOOK 5161 PAGE 653

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* William T. Sands and wife, Jimmie Allen Sands

*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 Nashville, *Tennessee, this* 20th *day of* June, *19*77.

Gail Pigg
Notary Public

Commission expires 2/23/81

NOTARY PUBLIC STATE OF TENNESSEE LARGE SEAL

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 .....

E 10085

IDENTIFICATION REFERENCE

JUN 20 3 25 PM '77

REGISTER
DAVIDSON CO. TENN.

JUN20 77	CONV	35,500.00			
JUN20 77	S'TAX		B*	92.30	
JUN20 77	R'FEE		B*	.50	
JUN20 77	W'DEED		B*	4.00	* 96.80

L# 553,353-1 (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
William T. Sands et ux

TO
James E. Toplon et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238