BOOK 5166 PAGE 616

77-6-73
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

James K Roder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 77.

Notary Public

MY COMMISSION EXPIRES: 4/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Roder, et ux	The Lomas & Nettleton Company	96-13-100
(NAME)	(NAME)	
2823 Twin Lawn Drive	P. O. Box 964	3D-60134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Virginia Beach, Virginia 23451	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN C. ACUFF and wife, GENEVA L. ACUFF,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES K. RODER and wife, JANICE M. RODER,

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:

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Twin Lawn Subdivsion of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Twin Lawn Drive, said point being the common corner of lots 151 and 152; thence with the line between said two lots southwardly 150.6 feet to a point; thence eastwardly 81.7 feet to the westerly margin of Kent Road; thence with the westerly margin of said Kent Road, northwardly 125.8 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the left 38.5 feet to the southerly margin of Twin Lawn Drive; thence with the southerly margin of said Twin Lawn Drive westwardly 53.5 feet to the point of beginning.

BEING the same property conveyed to John C. Acuff and wife, Geneva L. Acuff, by deed from William Neal Germany and wife, Cecila Arnetta Germany, of record in Book 4046, page 823, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2338, page 511, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2823 Twin Lawn Drive, Nashville, TN 37214
(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 our hand s this 28th day of June, 19 77

John C Acuff
JOHN C. ACUFF

Geneva L Acuff
GENEVA L. ACUFF

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 John C. Acuff and Geneva L. Acuff

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 28th day of June 19 77

Commission expires 6/7/80

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 (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

FILE IN BOX 4

WARRANTY DEED

FROM
JOHN C. ACUFF and wife,
GENEVA L. ACUFF

TO
JAMES K. RODER and wife,
JANICE M. RODER

E 12403

IDENTIF. REFERENCE

JUL 5 9 16 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-5??	CONV	25,500.00			
JUL-5??	STAX		B*	66.30	
JUL-5??	FEE		B*	.50	
JUL-5??	WDEED		B*	4.00	* 70.80