FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 1977

Notary Public

MY COMMISSION EXPIRES: 11-2-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attny. 338 46th Avenue North Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Semmes, Jr., (NAME)	et ux 1st American Nat'l. Bank (NAME)	103-14-18
64 Brookwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2708 (STREET ADDRESS)	8DA-58765
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Zylpha Ellen Warden, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph F. Semmes, Jr. and wife Sherrie H. Semmes

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. 56 on the Plan of Hillwood Terrace, Section II, as of record in Book 3300, page 33, and as revised in Book 3300, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 92.0 feet on the northerly side of Brookwood Terrace and extends back between parallel lines, 217.5 feet to a dead line in the rear on which it measures 92.0 feet.

Being the same property conveyed to Rufus G. Scott and wife Juanita W. Scott by deed from H. Chandler Harris, Et Ux, as of record in Book 4005, page 810, Register's Office for said County, the said Rufus G. Scott and wife Juanita W. Scott both having since died and said property devised to Zylpha Ellen Warden by Will of record in Will Book 120, page 335, County Court Clerk's Office for said County.

This conveyance is made subject to all easements, set back lines, and restrictive covenants of record applicable to this property.

This is improved (X) unimproved ( ) property, known as 64 Brookwood Terrace (House Number) (Street) Nashville (P. O. Address) 37205 (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 8th day of July, 1977

Zylpha Ellen Warden

BOOK 5170 PAGE 987

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Zylpha Ellen Warden, unmarried--

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of July 19 77.

Commission expires November 25, 1979

Notary Public

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Zylpha Ellen Warden

TO
Joseph F. Semmes, Jr.
and wife, Sherrie H. Semmes

E 14361

IDENTIFICATION REFERENCE

Jul 14 10 31 AM '77

DAVIDSON COUNTY REGISTER
TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please return to
DAVID J. HERBERT
2000 First, L & C Tower
Nashville, Tennessee 37219

JUL 14 77	CONV	43,000.00			
JUL 14 77	S'TAX		B*	111.80	
JUL 14 77	PR'FEE		B*	.50	
JUL 14 77	W'DEED		B*	4.00	* 116.30