WARRANTY DEED

BOOK 5184 PAGE 747

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1977.

Notary Public

MY COMMISSION EXPIRES: 2-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Atty., 4515 Harding Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde C. Darden Et Ux (NAME)	Same (NAME)	60-12-67
211 Hart Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12D-07860
Nashville, Tennessee 37210 (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, Joseph Sperry and wife, Elena Maye Sperry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde C. Darden and wife, Patricia Darden

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, in the 12th Civil District, described according to a survey made by M. H. Ragan, August 19, 1957, as follows:

Beginning at an iron pin in the northerly margin of Hart Street or Lane, said point being 2102.6 feet, more or less, easterly from the center line of Dickerson Pike; thence north 4 degrees 55 minutes east 197.0 feet to an iron pin; thence south 84 degrees 35 minutes east 50 feet to an iron pin; thence south 4 degrees 55 minutes west 197.0 feet to an iron pin in the northerly margin of Hart Street or Lane; thence with the margin of same, north 84 degrees 34 minutes west 50 feet to the point of beginning, containing .23 acres, more or less.

Being the same property conveyed to Joseph Sperry and wife, Elena Maye Sperry by Quit Claim Deed of record in Book 4909, Page 231, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (XX) property, known as 211 Hart Lane, Nashville, Tennessee 37210
(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 8th day of August, 19 77

Joseph Sperry

Elena Maye Sperry

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STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, HARRY E. VELLMURE, a Notary Public in and for said County and State, the within named Joseph Sperry and Elena Maye Sperry

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 TAYLOR, MICHIGAN this 8TH day of AUGUST, 1977

Commission Expires JUNE 13, 1979 Harry E. Vellmure Notary Public

(AFFIX SEAL)

STATE OF _____
_____ 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 purpose 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

E 20694

IDENTIF. REFERENCE

AUG 16 2 03 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 77	CONV	13,000.00			
AUG 16 77	S'TAX		B*	33.80	
AUG 16 77	PR'FEE		B*	.50	
AUG 16 77	W'DEED		B*	4.00	* 38.30

WARRANTY DEED

FROM

Joseph Sperry and wife, Elena Maye Sperry

TO

Clyde C. Darden and wife, Patricia Darden

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York