This Instrument Prepared By:
Campbell Brown, Attorney
Third National Bank Bldg.
Nashville, Tennessee

BOOK 5187 PAGE 24

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guy Peery Roberts, et ux (NAME)	Guy Peery Roberts, et ux (NAME)	Map 73-13
1504 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	1504 Rosebank Ave. (STREET ADDRESS)	Parcel 70
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-FOUR THOUSAND FIVE HUNDRED AND 00/100-------- *Dollars,*

Cash in hand paid by Guy Peery Roberts and wife, Mildred Elizabeth Roberts, the receipt of which is hereby acknowledged,

Estelle Williams has *this day bargained and sold, and do hereby transfer and convey unto the said* Guy Perry Roberts and wife, Mildred Elizabeth Roberts their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davison County, Tennessee, being Lot No. 18 on the Plan of Dugger Heights, section 2, as of record in Book 1424, page 135, Register's Office for said County.

Said Lot 18 fronts 85 feet on the westerly side of Rosebank Avenue and runs back 250.3 feet on the northerly line and 250 feet on the southerly line, to a dead line, measuring 74.1 feet thereon.

Being the same property conveyed to H. T. Williams and wife, Estelle Williams by deed from J. H. Williams and wife, of record in Book 2439, page 155, said Register's Office for Davidson County, Tennessee, the said H. T. Williams having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 22nd day of August 1977.

H. T. Cobb Jr.
Affiant

My commission expires: (Affix Seal)

W. O. Williamson Atty.
Notary Public

This is improved ( ) unimproved (X) property, known as 1504 Rosebank Avenue, Nashville, Tennessee
(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 Guy Perry Roberts and wife Mildred Elizabeth Roberts their *(successors), heirs and assigns forever.* grantor 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 which are prorated and assumed by the grantees.

grantor *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees herein, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 22nd day of August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estelle Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Jean Allen, a Notary Public in and for said County and State, Davidson County, Nashville, Tennessee

the within named bargainor, with whom I am personally acquainted, and who acknowledged that Estelle Williams executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of August, 1977.

Wanda Jean Allen, Notary Public

Commission expires 11-12-80

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

AUG22F	CONV	34,500.00			
AUG22F	S'TAX		B*	89.70	
AUG22F	PR'FEE		B*	.50	
AUG22F	W'DEED		B*	4.00	* 94.20

WARRANTY DEED

FROM Estelle Williams

TO Guy Perry Roberts, et ux

E 2 1795

IDENTIF. REFERENCE

AUG 22 3 22 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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