DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

Mail

BOOK 5194 PAGE 899

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Gary W. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 1977.

Barbara Gutshall
Notary Public

MY COMMISSION EXPIRES: 5/27/80
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MR.& MRS. GARY W. SEXTON (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	133-2
244 Thuss Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	61
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee, 38118 (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, Charlton Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Sexton, and wife, Janet L. Sexton

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:

Being Lot No. 23 on the Map of Woodbine Sale Corporation Plan of lots called Pleasant View, of record in Book 1130 , Page 43 of the Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charlton Realty, Inc., by deed from Bessie Pearl Harris of record in Book 5167, Page 423 of the Register's Office of Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Restrictions, if any, which may be of public record.

unimproved ( )
This is improved (X) property, known as 244 Thuss Avenue, Nashville, Tennessee
(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 his hand this 6th day of September, 19 77

CHARLTON REALTY, INC.

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Otis W. Charlton ~~and~~ _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President ~~and~~ _____ ~~respectively~~ of the Charlton Realty , Inc. the within named bargainor, a corporation, and that (he) as such President ~~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 Otis W. Charlton as such President . ~~and acknowledging the same by the said~~ _____ ~~as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 6th day of September, 1977

My commission expires 5/31/81

Barbara Kulesher
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM

TO

E 25083

IDENTIF. REFERENCE

SEP 9 9 36 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

SEP-9??	CONV	25,000.00			
SEP-9??	S'TAX		B*	65.00	
SEP-9??	PR'FEE		B*	.50	
SEP-9??	R'DEED		B*	4.00	* 69.50

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217