BOOK 5195 PAGE 585

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WILLIAM B. SYDNOR (NAME)	Galbreath Mortgage Company (NAME)	162-10
613 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	parcel 190 pc.
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN DOLLARS AND NO/100---------- DOLLARS

Cash paid by William B. Sydnor and wife, Sarah L. Sydnor, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $36,000.00 secured by a deed of trust to Phillip E. Hill and Harold Reeves, Trustee, dated November 25, 1974 and recorded in Book 4872, page 83, Register's Office of Davidson County, Tennessee.

We, Richard Phebus and wife, Nita J. Phebus,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM B. SYDNOR AND WIFE, SARAH L. SYDNOR

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Brook View Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

Said Lot No. 195 fronts 90 feet along the southerly margin of Roxanne Drive and runs back 120.71 feet on the easterly line and 129.91 feet on the westerly line to a line in the rear measuring 90.47 feet thereon.

Being the same property conveyed to Richard Phebus and wife, Nita J. Phebus, by deed from Malcolm V. Branner and wife, Kathy J. Branner, of record in Book 5072, page 559, Register's Office for said County.

SEP 12	CONV	40,856.00			
SEP 12	S'TAX		B*	106.34	
SEP 12	PR'FEE		B*	.50	
SEP 12	W'DEED		B*	4.00	* 110.84

unimproved ( )
This is improved (X) property, known as 613 Roxanne Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of September, 19 77.

Richard Phebus X Richard Phebus

Nita J. Phebus X Nita J. Phebus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5195 PAGE 586

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Phebus and wife, Nita J. Phebus

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 8th day of September, 19 77.

My commission expires March 3, 1981 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,856.09
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th day of September, 19 77.

My commission expires March 3, 1981 Notary Public

Mail

This instrument was prepared by:

Dobson & Johnson, Inc.	311 Plus Park Boulevard	Nashville, Tn. 37217
Name		Address

E 25438

WARRANTY DEED

FROM Richard Phebus

Nita J. Phebus

TO William B. Sydnor

Sarah L. Sydnor

IDENTIF. REFERENCE

SEP 12 11 27 AM '77

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

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219