FORM NO. WD-1

BOOK 5195 PAGE 662

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 19 77

Notary Public

MY COMMISSION EXPIRES: November 3rd, 1980.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Grissim and Short, Attys., 200 Court Square Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleon A. Flowers (NAME)	First Federal Savings & Loan (NAME)	22W-15740
1605 17th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	104-8-279
Nashville, Tenn. 37212 (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, Lyndal Roberts and wife Margaret Roberts,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleon A. Flowers

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 Number 3 on the Map of O. H. Shields Subdivision of Lot Number 55 on O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 161, page 158, Register's Office for said County.

Said Lot Number 3 fronts 55 feet on the westerly side of Seventeenth Avenue, South and runs back between parallel lines 157.9 feet, more or less, to an alley.

Being the same property conveyed to Lyndal Roberts and wife Margaret Roberts, by deed from Flavel L. Nelms, Sr. and wife Mary E. Nelms, of record in Book 3507, page 105, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1605 17th Avenue, South, Nashville, Tennessee 37212
(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 hands this 6th day of September, 1977.

Lyndal Roberts Margaret Roberts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyndal Roberts and Margaret Roberts

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 6th day of September, 1977

Commission expires November 3rd, 1980. Sandra Prentice
Notary Public

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
Lyndal Roberts, et ux

TO
Cleon A. Flowers

Filed for

E 2 5 4 7 7

IDENTIF. REFERENCE

SEP 12 2 21 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 12 77	CONV	45,000.00			
SEP 12 77	S'TAX		B*	117.00	
SEP 12 77	PR'FEE		B*	.50	
SEP 12 77	W'DEED		B*	4.00	* 121.50