This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5197 PAGE 679

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. C. Linville (NAME)	SAME (NAME)	107-14 Par.132
1008 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

cash in hand paid by J. C. Linville and wife, Geraldine Linville, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ruth Ann Roberts, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said J. C. Linville and wife, Geraldine Linville, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 134 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 134 fronts 70 feet on the easterly side of Kipling Drive and extends back between parallel lines 134 feet.

Being the same property conveyed to Ruth Ann Roberts, by deed from James Edward Gadsey and wife, Lynette H. Gadsey, of record in Book 4696, page 896, said Register's Office.

This conveyance is made subject to an owner's certificate, 60-foot minimum building setback line from Kipling Drive, and 10-foot easement for public utility purposes along the rear line of premises, as shown on plan of record in book 1424, pages 94 and 95, said Register's Office; and perpetual easement over the lot for utility installation and maintenance of record in book 1710, page 183, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 16th day of September 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1008 Kipling Drive, 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 J. C. Linville and wife, Geraldine Linville, their (successors), heirs and assigns forever. I covenant that I am 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said J. C. Linville and wife, Geraldine Linville, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 16th day of September, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruth Ann Roberts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey Ruth Ann Roberts *, a Notary Public in and for said County and State,*

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

Witness my hand and official seal at Nashville *Tennessee,*
this 16th *day of* September *, 19* 77.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mary Ensey
Notary Public

Commission expires 4/21/80

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 .....

SEP 16 77	CONV	23,000.00			
SEP 16 77	S'TAX		B*	59.80	
SEP 16 77	PR'FEE		B*	.50	
SEP 16 77	W'DEED		B*	4.00	* 64.30

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE

WARRANTY DEED

FROM
Ruth Ann Roberts

TO
J. C. Linville et ux.

E 26386

IDENTIF. REFERENCE

SEP 16 1 20 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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