BOOK 5229 PAGE 787

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Douglas, III, et ux. (NAME:)	First Federal Savings & Loan Association (NAME:)	Map 130-3
628 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Parcel 69
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	BM-08118

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantees of the unpaid principal balance of an indebtedness secured by a Deed of Trust executed by the Grantors to T. I. Holman, Jr., Trustee, of record in Book 5031, page 41, Register's Office for Davidson County, Tennessee, Larry L. Jarvis and wife, Roxie T. Jarvis (the "Grantors"),

DEC-5??	CONV	76,500.00			
DEC-5??	S'TAX		B*	198.90	
DEC-5??	PR'FEE		B*	.50	
DEC-5??	W'DEED		B*	6.00	* 205.40

have bargained and sold, and by these presents do transfer and convey unto the said Richard Douglas, III and wife, Bettye M. Douglas (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. 14 on the Map of the Resubdivision of Royal Oaks, Section "A," as of record in Book 1424, page 55, Register's Office for said County.

SAID Lot No. 14 fronts 100 feet on the east side of Royal Oaks Place, and runs back between lines, 227.3 feet on the south line and 226.8 feet on the north line, to a dead line in the rear, on which it measures 100 feet.

BEING the same property conveyed to Larry L. Jarvis and wife, Roxie T. Jarvis, by deed from H. Elliott Baldwin and Diane Duncan Baldwin, of record in Book 5031, page 39, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of December, 1977

Notary Public

My commission expires: 5-13-79
(Affix Seal)

Said property is sold and conveyed subject to the following:

1. 1977 real property taxes, which have been prorated and assumed by the Grantees;

2. The Deed of Trust aforesaid, of record in Book 5031, page 41, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants contained in deed from Royal Oaks Land Company to Perry M. Chaffin, Jr., of record in Book 1851, page 381, said Register's Office; and

4. Owner's Certificate and 10-foot easement for public utility purposes along the easterly rear line of said lot, as shown on the Map of the Resubdivision of Royal Oaks, Section "A," of record in Book 1424, page 55, said Register's Office.

E 4 0 1 2 3

IDENTIF. REFERENCE

DEC 5 2 48 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Possession of the above described property shall be delivered to the Grantees on or before December 20, 1977.

unimproved ( )
This is improved (X) property, known as 628 Royal Oaks Place, Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 5 *day of* December, *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.*

Larry L. Jarvis
LARRY L. JARVIS

Roxie T. Jarvis
ROXIE T. JARVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nancy C. Walker, a Notary Public in and for said County and State, the within named LARRY L. JARVIS and wife, ROXIE T. JARVIS,

the bargainors, 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 7th day of December, 19 77.

Nancy C. Walker, Notary Public.

Commission Expires 5-13-79.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....