MAIL RECORDED DEED TO
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5239 PAGE 693

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,997.77

Marion B. Tallent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1977.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires August 15, 1979

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion B. Tallent (NAME)	same (NAME)	115-9-24
846 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(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, Richard M. Heller and wife, Toni W. Heller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion B. Tallent, a single person

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:

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of West Meade Hills, Section 4, as of record in Book 3300, page 46, Register's Office for said County.

BEGINNING at a point in the southeasterly margin of Rodney Drive being the common corner of Lots No. 120 and 121; thence with the margin of said Drive northeasterly 126.0 feet to the beginning of a curve; thence easterly around said curve 39.27 feet to a point in the southwesterly margin of Pennywell Drive; thence with the margin of said Drive southeasterly 245 feet to a point; thence in a southwesterly direction 151.0 feet to a point; thence in a northwesterly direction with the common line between Lots 121 and 120, 270 feet to the point of beginning.

BEING the same property conveyed to Richard M. Heller and wife, Toni W. Heller by deed from Darrell M. Nordstron and wife, Marylou S. Nordstrom of record in Book 4945, page 696, Register's Office for Davidson County, Tennessee; and re-recorded in Book 5235, page 231, said Register's Office.

This conveyance is made subject to the following encumbrances:
(1) Restrictive covenants contained in instrument of record in Book 3347, page 99, said Register's Office.
(2) The Plan of record in Book 330, page 46, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Pennywell Drive; and a 10-foot easement for public utility purposes along the rear line of said lot; and a 2 1/2 x 25-foot utility anchor easement located on the southwest front corner of said lot.

This is unimproved ( ) improved (X) property, known as 846 Rodney Drive, Nashville, Tennessee 37205
(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 29th day of December 1977

Richard M. Heller

Toni W. Heller

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeanne P Zerfoss, a Notary Public in and for said County and State, the within named Richard M. Heller and wife, Toni W. Heller

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 29th day of December 1977

Commission expires 3/18/80

Jeanne P Zerfoss
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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
Richard M. Heller and wife,
Toni W. Heller

TO
Marion B. Tallent

E 44492

IDENTIF. REFERENCE

JAN 3 3 54 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-3 78	CONV	69,997.77			
JAN-3 78	S'TAX		B*	182.00	
JAN-3 78	PR'FEE		B*	.50	
JAN-3 78	W'DEED		B*	4.00	* 186.50