78-1-24

FORM NO. WD-1

BOOK 5243 PAGE 711

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Kurt Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Rose (NAME)	Home Federal Savings & Loan Assn. (NAME)	128-14-72
8017 Esterbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	9D-6534
Nashville, Tennessee 37221 (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, JIMMY D. EZELL and wife, MARGARET L. EZELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KURT ROSE, 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 88 on the Plan of Harpeth Park, Section 2 of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee.

SAID Lot 88 fronts 84 feet on the southerly side of Esterbrook Drive and extends back 199.07 feet on the easterly line and 185.53 feet on the westerly line to a dead line in the rear measuring 109.8 feet thereon.

BEING the same property conveyed to Jimmy D. Ezell and wife, Margaret L. Ezell, by deed from Robert A. Bolden and wife, Janette C. Bolden, of record in Book 4796, Page 232, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3990, Page 68, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Home Federal Savings & Loan Association, in the original principal amount of $31,350.00, of record in Book 4772, Page 632, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8017 Esterbrook Drive, Nashville, Tennessee 37221
(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 hand S this 16th day of January, 19 78

Jimmy D. Ezell
JIMMY D. EZELL

Margaret L. Ezell
MARGARET L. EZELL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy D. Ezell and wife, Margaret L. Ezell

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 16th day of January 19 78

Commission expires 6/7/80

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) acknowledged (themselves) (himself) 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

FILE IN BOX 4

WARRANTY DEED

FROM
JIMMY D. EZELL AND WIFE,

MARGARET L. EZELL

TO
KURT ROSE

E 46328

IDENTIF. REFERENCE

JAN 17 10 21 AM '78

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 17 78	CONV	42,900.00			
JAN 17 78	S'TAX		B*	111.54	
JAN 17 78	PR'FEE		B*	.50	
JAN 17 78	W'DEED		B*	4.00	* 116.04