FILE BOX 3

BOOK 5246 PAGE 109

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

42,950.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JANUARY, 198-

Notary Public

MY COMMISSION EXPIRES: 9-22-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Lemons (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	Map 64-9
4242 Wood Avenue (STREET ADDRESS OR ROUTE NUMBER)	525 North Cabrillo Park Drive (STREET ADDRESS)	Parcel 144 Parcel 150
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Santa Ana, CA 92701 (CITY) (STATE) (ZIP)	4D-29030 4D-29032

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, Clyde Evans and wife Velma Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Lemons and wife Jewel C. Lemons

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 Lots No. 42, 43, and 44 on the plan of W.A. Bryan's Subdivision of the Berryville Tract, as of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lots No. 42, 43, and 44 front 150 feet on the easterly side of Wood Avenue and extend back 300 feet on the northerly line and 335 feet on the southerly line to a dead line measuring 153 feet.

Lots No. 42 and 43:
BEING the same property conveyed to Clyde Evans et ux Velma Evans by deed from John Gregory et ux Isabelle Gregory, of record in Book 1425, Page 468, Register's Office for said County.
Lot No. 44:
BEING the same property conveyed to Clyde Evans et ux Annie Velma Evans by deed from Irene Gregory Larkin and husband, Ernest Larkin; Naomi Gregory Haralson and husband, Joe E. Haralson; Joseph Selton Gregory et ux Daisy Gregory; Horace R. Gregory, unmarried; Clara Gregory Walker, a widow; and Elizabeth Gregory, a widow; as the heirs-at-law of Belle Gregory, deceased, of record in Book 4234, Page 318, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) improved (X)) property, known as 4242 Wood Avenue (House Number) (Street) Old Hickory, TN 37138 (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 24TH day of JANUARY, 198-

Clyde Evans Clyde Evans

Velma Evans Velma Evans

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Evans and wife Velma Evans

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 24TH day of JANUARY 19 78

Commission expires 7-22-81

Jan E. Williams
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

Clyde Evans

TO

Robert W. Lemons

E 47489

IDENTIF. REFERENCE

JAN 25 2 10 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JAN 25 78	CONV	42,950.00				
JAN 25 78	S'TAX		B*	111.54		
JAN 25 78	PR'FEE		B*	.50		
JAN 25 78	W'DEED		B*	4.00	*	116.04

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
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