WARRANTY DEED

BOOK 5248 PAGE 631

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Joe F. Carlton, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore E. Carver, Esq., 622 J.C. Bradford Bldg., Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F. Carlton, Jr. (NAME)	Home Federal Savings & Loan Assn. (NAME)	Map 133
1017 Antioch Pk. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Par. 42
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 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, Sammy W. Ralston and wife, Margaret Dalton Ralston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe F. Carlton, Jr. Unmarried

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:

Tract I: Being Lot No. 3 on the Plan of the Subdivision of the McPherson Land, as of record in Book 3500, Page 40, Register's Office for said County to which plan reference is here made for a more complete description of said lot.

Tract II: Land situated in the 5th Civil District of said County and fronting on Antioch Pike, described as follows:
Beginning at the Northeast corner of Ralston's property and the center of Antioch Pike; thence running Easterly in the center of Antioch Pike 198.97 feet more or less to a stake on the Northwest corner of the railroad property; thence Southwest with the railroad property line 310 feet more or less to a triangle concrete marker; thence Northwest 332 feet more or less to the point of beginning in the center of Antioch Pike.

Being the same property conveyed to grantors by deeds of record in Book 3574, Page 23, and Book 3894, Page 665, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1017 Antioch Pike (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 30th day of January, 1978

Sammy W. Ralston

Margaret Dalton Ralston

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STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Theodore E. Oaks, a Notary Public in and for said County and State, the within named Sammy W. Ralston and wife, Margaret Dalton Ralston

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 Donelson, Tennessee, this 30th day of January, 19 78

Theodore E. Oaks
Notary Public

Commission Expires 11-21-79

STATE OF _____ }
_____ 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 { his oath / their several oaths } acknowledged { himself / themselves } 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 purpose 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

FEB-1 78	CONV	41,000.00			
FEB-1 78	S'TAX		B*	106.60	
FEB-1 78	PR'FEE		B*	.50	
FEB-1 78	W'DEED		B*	4.00	* 111.10

WARRANTY DEED

FROM

SAMMY W. RALSTON AND WIFE,

MARGARET DALTON RALSTON

TO

JOE F. CARLTON, JR. UNMARRIED

TITLE INSURED BY POLICY NUMBER:

48644

REFERENCE

FEB 1 3 19 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

LF 333,000-0 (Closing Dept.)
return to Home Federal