This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5256 PAGE 918

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George M. Roberts et ux	Guaranty Mortgage Company	Map 142-14
(NAME) 703 Harpeth Parkway West	P. O. Box 786 (NAME) 783 Old Hickory Boulevard	Parcel 24
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Brentwood, Tennessee 37027	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by George M. Roberts and wife, Faye Roberts and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said George M. Roberts and wife, Faye Roberts have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $20,000.00, secured by Deed of Trust of record in Book 3922, page 416, Register's Office for Davidson County, Tennessee,

We, John A. Tudor and wife, Janet H. Tudor,

have this day bargained and sold, and do hereby transfer and convey unto the said George M. Roberts and wife, Faye Roberts,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Harpeth Valley Park Subdivision, Section 1, of record in Book 3600, pages 93 and 94, Register's Office for said County.

Said Lot No. 39 fronts 56.4 feet on the southerly side of Harpeth Parkway West and runs back between lines 235.4 feet on the easterly side and 173 feet on the westerly side to a line in the rear on which it measures 179.8 feet thereon.

The above described property was conveyed to John A. Tudor and wife, Janet H. Tudor, by deed from Hudson & Driver Construction Company, a Tennessee corporation, of record in Book 3922, page 415, said Register's Office.

This conveyance is made subject to a public utility easement, a building setback line, and conditions of owner's certificate, as shown in Book 3600, pages 93 and 94; and restrictive covenants of record in Book 3857, page 858, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the 23rd day of February 19 78

George M Roberts
Affiant

My commission expires: 4/21/80 (Affix Seal)

Mary Ensley
Notary Public

This is unimproved ( ) improved (XX) property, known as 703 Harpeth Parkway West, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George M. Roberts and wife, Faye Roberts,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George M. Roberts and wife, Faye Roberts,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E

x John A Tudor

x Janet H. Tudor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

X

Personally appeared before me, VICTOR A DAVIS JR *, a Notary Public in and for said County and State,* John A. Tudor and wife, Janet H. Tudor

the within named 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* 23rd *day of* February *, 19* 78

Commission expires My Commission Expires Oct. 19, 1981 *Notary Public*

VICTOR A. DAVIS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE **WARRANTY DEED**

FROM
John A. Tudor, et ux
TO
George M. Roberts, et ux

FEB27 78	CONV	69,000.00			
FEB27 78	S'TAX		B*	179.40	
FEB27 78	PR'FEE		B*	.50	
FEB27 78	W'DEED		B*	4.00	* 183.90

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IDENTIF. REFERENCE

FEB 27 1 01 PM '78

FELIX X. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238