BOOK 5259 PAGE 502

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,158.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 19 78

Notary Public

MY COMMISSION EXPIRES: 8-24-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abner Rodgers (NAME)	Guaranty Mortgage Company (NAME)	13DA-40895
4134 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	59-5
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	50

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 Sarah J. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abner Rodgers

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 Lot No. 79 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sarah J. Martin by deed from Imperial Corporation of record in Book 4506, Page 542, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 4506, Page 544, Register's Office for said County, securing a promissory note dated May 28, 1971, payable to the order of Guaranty Mortgage Company, with a present unpaid principal balance of approximately $17,158.14, which the Grantee herein hereby assumes and agrees to pay. The escrow account, if any, in connection with this loan is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions, and rights of way of record.

This is improved (X) unimproved ( ) property, known as 4134 Boyd Drive (House Number) (Street) Nashville, TN 37218 (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 my hand this 3RD day of MARCH, 19 78

Sarah J. Martin Sarah J. Martin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah J. Martin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3RD day of MARCH, 19 78

Commission expires 2-21-79

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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
Sarah J. Martin

TO
Abner Rodgers

E53425

IDENTIF. REFERENCE

MAR 6 2 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

MAR-6 78	CONV	17,158.14			
MAR-6 78	S'TAX		B*	44.72	
MAR-6 78	PR'FEE		B*	.50	
MAR-6 78	W'DEED		B*	4.00	* 49.22