PREPARED BY:
A. [illegible] FLOYD, JR. ATTY.
[illegible] ROAD
NASHVILLE, TN [illegible]

WARRANTY DEED

(CORPORATE FORM)

BOOK 5265 PAGE 979

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Carter et ux (NAME)	1st Fed. Sav. & Ln Assn. (NAME)	148 - 5
304 Leopole Ave., (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave., No. (STREET ADDRESS)	21
Nashville, Tenn. (CITY) (STATE) (ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100- -($10.00)- - - - - - - - - - - - - - - - *Dollars,* cash in hand, together with other good and valuable considerations, the receipt of which is hereby acknowledged, Ed Groves Realtors, Inc.,

has bargained and sold, and does hereby transfer and convey unto the said Robert A. Carter and wife, Jane A. Carter, their *(successors), heirs and assigns,* *certain real estate in* Davidson *County, Tennessee, as follows:*

Being Lot No. 75 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 75 fronts 130 feet on the easterly side of Leopole Road, as measured around a curve and runs back 140 feet on the south line and 115. 9 feet on the northerly line to a dead line in the rear on which it measures 53.2 feet.

Being the same property conveyed to Ed Groves Realtors, Inc., by deed from Linda D. Tinnell, Unmarried, of record in Book 5251, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements and set back lines of record in the Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay the balance of a mortgage to 1st Federal Savings and Loan Association, Nashville, Secured by a deed of trust on the herein described proerty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,918.95

Subscribed and sworn to before me, this the 27th day of March 1978

Robert A. Carter
Affiant

My commission expires: 7-28-81 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 304 Leopole Road, Nashville, Tennessee 37211 (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 Ed Groves Realtors, Inc., its *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Except for 1st mortgage being assumed by grantees
1978 taxes being transferred to grantees in escrow

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Robert A. Carter and wife, Jane A Carter *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness .... *hand* .... *this* 27th *day of* March 19 78, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ED GROVES REALTORS, INC.

By [signature]
President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edwin A. Groves, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be president of the Ed Groves Realtors, Inc., the within named bargainor, a corporation, and that he as such president being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as president.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of March, 19 78

Notary Public

Commission expires 7-28-81

MAR 27 78	CONV	45,918.95			
MAR 27 78 S'TAX			B*	119.34	
MAR 27 78 PR'FEE			B*	.50	
MAR 27 78	W'DEED		B*	4.00	* 123.84

WARRANTY DEED

FROM
ED GROVES REALTORS, INC.,
TO
ROBERT A CARTER, ET UX

E 5 6 4 6 3

IDENTIF. REFERENCE

MAR 27 1 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING