BOOK 52 1 PAGE 153

WARRANTY DEED

RETURN TO FILE # 2

FROM ALLEN M. KELLY and wife, ANNE R. KELLY

ADDRESS NEW OWNER(S) AS FOLLOWS:	CLARA D. TWILLA and REBECCA E. BATES 4929 Danby Drive Nashville, Tennessee
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION 236 Fourth Avenue North Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	147-5 193

E 58980

IDENTIF. REFERENCE

APR 11 8 44 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00 Affiant. Clara D. Twilla

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 1978
DATE

Maupo R. Taylor
NOTARY PUBLIC

My Commission Expires Nov 12 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Clara D. Twilla and Rebecca E. Bates, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Clara D. Twilla and Rebecca E. Bates to assume and agree to pay the unpaid balance of a loan with First Federal Savings and Loan Association, secured by a deed of trust of record in Book 4969, page 435, Register's Office for Davidson County, Tennessee, in the original principal amount of $17,900.00, payable in conformity with the terms and conditions stated therein.

ALLEN M. KELLY and wife, ANNE R. KELLY,
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

CLARA D. TWILLA and REBECCA E. BATES, GRANTEES with right of survivorship

THEIR their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Caldwell Country Estates, of record in Book 2663, pages 68 and 69, Register's Office for said County.

Said Lot No. 41 fronts 80 feet on the southwesterly side of Danby Drive and extends back between parallel lines 255 feet to a dead line.

Being the same property conveyed to Allen M. Kelly and wife, Anne R. Kelly by deed from William O. Sims and wife, Juanita B. Sims, of record in Book 4969, page 433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 2802, page 369, said Register's Office; (2) An owner's certificate contained in the Plan of record in Book 2663, pages 68 and 69, said Register's Office, showing a 40 foot minimum building setback line from Danby Drive and a 10 foot easement for public utility purposes along the rear line of said lot; (3) A TVA Transmission Line across the rear of property as shown on said recorded Plan.

unimproved ( )
This is improved (X) property, known as 4929 Danby Drive, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 10 day of APRIL, 1978

Allen M. Kelly
ALLEN M. KELLY

Anne R. Kelly
ANNE R. KELLY

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named ALLEN M. KELLY and wife, ANNE R. KELLY

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 10 day of APRIL 19 78

Nov 12, 1980
Commission Expires

Thomas D. Hughes
Notary Public

D. HUGHES NOTARY PUBLIC STATE OF TENNESSEE

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as (Title)

APR 11 '78 CONV 45,500.00
APR 11 '78 S'TAX B* 118.30
APR 11 '78 PR'FEE B* .50
APR 11 '78 R'DEED B* 4.00 * STATE: 122.80

WITNESS my hand and seal, at office in CITY:
this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)