BOOK 5278 PAGE 54

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan Assn.	132 - 1
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) Union Street at Fourth Avenue, North	Par 187 Jsl
(CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Nashville, Tennessee 37219	
	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

I,

MABLE D. SEXTON,

APR26 78 CONV 56,500.00
APR26 78 S'TAX B* 146.90
APR26 78 PR'FEE B* .50
APR26 78 W'DEED B* 4.00 * 151.40

have bargained and sold, and by these presents do transfer and convey unto the said JOHN G. CARTER and wife, RUBIE LEE CARTER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 70 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, said Register's Office.

Said Lot No. 70 fronts 170 feet on the southerly margin of Greerland Drive and extends back 133.2 feet on the easterly line and 175 feet on the westerly line to a dead line in the rear measuring 122 feet thereon.

Being the same property conveyed to Edward B. Sexton and wife, Mable D. Sexton by deed from H. G. Stroud and wife, Maudie M. Stroud of record in Book 5247, page 519, Register's Office for Davidson County, Tennessee. The said Edward B. Sexton having since died.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (XX) property, known as 947 Greerland Drive (House Number) (Street)
Nashville, Tennessee 37204 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 26th day of April, 19 78.

/Mable D. Sexton/
MABLE D. SEXTON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mable D. Sexton, unmarried,

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 26th day of April, 1978.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John G. Carter

Sworn to and subscribed before me this 26th day of April, 1978.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM MABLE D. SEXTON

TO JOHN G. CARTER and wife, RUBIE LEE CARTER

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IDENTIF. REFERENCE

APR 26 2 08 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219