WARRANTY DEED

5285 PAGE 707

FROM THOMAS ROBERTS AND WIFE, EVELYN ROBERTS

ADDRESS NEW OWNER(S) AS FOLLOWS:	CHARLES H. EARLEY AND WIFE, MARGARET F. EARLEY Route 1, Highway 70-S Kingston Springs, Tennessee	
SEND TAX BILLS TO:	HOME FEDERAL SAVINGS & LOAN ASSOCIATION 230 Fourth Avenue North Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 126-76

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00 Affiant Charles H. Earley

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 1978

Thomas D. Guyton NOTARY PUBLIC My Commission Expires Nov 12, 1979

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) DOLLARS Cash in hand paid by Charles H. Earley and wife, Margaret F. Earley, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Charles H. Earley and wife, Margaret F. Earley to assume and agree to pay the unpaid balance of a loan with Southern Federal Savings & Loan Association in the original principal amount of $26,800.00, secured by a deed of trust of record in Book 4325, page 238, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

THOMAS ROBERTS AND WIFE, EVELYN ROBERTS, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said CHARLES H. EARLEY AND WIFE, MARGARET F. EARLEY, GRANTEES 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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 2 of a portion of the W.T. Mutton Property and described according to a survey by James L. Murphy, Jr. and Company, dated January 5, 1967, as follows:

Beginning at a point in the southerly margin of the Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence south 1 deg. 53 min. 35 sec. West 908.81 feet to a point; thence south 52 deg. 31 min. West 174.65 feet to a point; thence north 1 deg. 53 min. 35 sec. East 1039.11 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the southerly margin of same, 136.54 feet to the beginning.

Being the same property conveyed to Thomas Roberts and wife, Evelyn Roberts by deed from Curtis L. Akers and wife, Neveline T. Akers, of record in Book 4834, page 769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4186, page 234, said Register's Office.

MAY15[illegible] CLERK [illegible].00

MAY15[illegible] S'TAX B* 200.20

MAY15[illegible] PR'FEE B* .50

MAY15[illegible] RECD [illegible]* 4.00 * 204.70

unimproved ( )
This is improved (X) property, known as Route 1, Highway 70-S, Kingston Springs, 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 15 day of MAY, 19 78

Thomas Roberts
THOMAS ROBERTS

Evelyn Roberts
EVELYN ROBERTS

E 5409

IDENTIFICATION REFERENCE
MAY 15 2 06 PM '78
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS ROBERTS AND WIFE, EVELYN ROBERTS

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 15 day of MAY 19 78

NOV 17 1980
Comission Expires

Thomas D. Gupton
Notary Public

(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 self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)