Prepared by: Grant Smith
Suite 100 - J.C. Bradford Bldg
Nashville, Tn.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lurton O'Barr (NAME:)	Lurton O'Barr (NAME:)	84-1
1035 Bradford Bldg. (STREET ADDRESS OR ROUTE NUMBER)	1035 J.C. Bradford Bldg (STREET ADDRESS)	Par 25 1/
Nash Tenn 37219 (CITY) (P. O. ZONE) (STATE)	Nashville 37219 Tenn (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Eight Thousand and Five Hundred ($28,500.00) Dollars *DOLLARS*

Grant W. Smith, as Conservator of Goldie Payne Selph and pursuant to the Order of the Probate Court for Davidson County, Tennessee, entered the 25 day of May, 1978, and of record in Minute Book 253, Page 342, of the records of the said Court, a certified copy of which is attached to and incorporated by reference in this Warranty Deed,

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Lurton O'Barr and Larry Sanders

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 416 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, Page 86, Register's Office for said County.

Beginning at a point in the westerly margin of Rosebank Avenue at the corner of Lots Nos. 415 and 416; thence with the line between said lots westwardly 173 feet to a point; thence southerly 122 feet to the north margin of Carter Street; thence with the margin of same, eastwardly 150.5 feet to the beginning of a curve; thence around said curve in a northeastwardly direction 39.4 feet to a point in the margin of Rosebank Avenue; thence with the margin of same, northwardly 95 feet to the beginning.

Being the same property conveyed to Arthur Selph and wife, Goldie Payne Selph, by deed from C. R. Whitley and wife, Ercie Ruth Whitley, of record in Book 2995, Page 224, Register's Office for Davidson County, Tennessee, the said Arthur Selph having died on June 2, 1971, and the entire fee having become vested in Goldie Payne Selph as the surviving tenant by the entirety.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,500.00

Subscribed and sworn to before me, this the 12th day of June 19 78

Affiant

My commission expires: 8/8/79 (Affix Seal)

Notary Public

RONALD W. KIRK NOTARY PUBLIC DAVIDSON COUNTY

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IDENTIF. REFERENCE

JUN 1 3 28 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JUN-1 78	CONV	28,500.00				
JUN-1 78	S'TAX		B*	74.10		
JUN-1 78	PR'FEE		B*	.50		
JUN-1 78	W'DEED		B*	6.00	*	80.60

unimproved ( )
This is improved (X) property, known as 2627 (House Number) Carter Avenue (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lurton O'Barr and Larry Sanders and their *heirs and assigns, forever.*

And he does *covenant with the said* Lurton O'Barr and Larry Sanders *that* the said Goldie Payne Selph is *lawfully seized and possessed of said land in fee simple; that* he has *a good right to convey it, and the same is unencumbered.*

And Grant W. Smith, As Conservator for Goldie Payne Selph, does *further covenant and bind* the said Goldie Payne Selph, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lurton O'Barr and Larry Sanders, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* First *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grant W. Smith, Conservator
of Goldie Payne Selph

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ronald W. Kilgore, a Notary Public in and for said County and State, the within named Grant W. Smith, Conservation of Goldie Payne Selph

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of June, 1978.

Ronald W. Kilgore, Notary Public.

RONALD W. KILGORE NOTARY PUBLIC DAVIDSON CO.

Commission Expires 8/8/79

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., 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..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... ....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....