FORM NO. WD-1

BOOK 5299 PAGE 260

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Alden A. Lockridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1978.

Notary Public

MY COMMISSION EXPIRES: Nov. 24, 1978

(AFFIX SEAL)

From Information furnished by the parties:

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alden A. Lockridge (NAME)	SAME (NAME)	Map 58-11
Lot 219 Lunn Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 100
Nashville Tn. 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Al Banning, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alden A. Lockridge, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 219 on the Plan of Royal Hills Subdivision, Section 1 as of record in Book 4675, page 73, Register's Office for said County.

SAID Lot No. 219 being described as follows: Beginning at a point in the easterly margin of Phipps Drive, said point being the common corner of Lots Nos. 218 and 219; thence with the line between said two lots, southeastwardly 108.06 feet to a point; thence southwardly 89.19 feet to the northerly margin of Lunn Drive; thence with the northerly margin of said Lunn Drive, westwardly 103.88 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, northwardly 39.27 feet to the easterly margin of Phipps Drive; thence with the easterly margin of said Phipps Drive, northwardly 100 feet to the point of beginning.

BEING the same property conveyed to Al Banning, Trustee by deed from John T. Guinn and wife, Jean E. Guinn of record in Book 5228, page 37, Register's Office for Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as Lot 219 Royal Hills Subdivision, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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. Wherever 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 my hand this 14th day of June, 19 78

Al Banning, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 5299 PAGE 261

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Al Banning, Trustee

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 15th day of June 19 78

Commission expires November 17, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Al Banning, Trustee

TO

Alden A. Lockridge, single

E: 7: 1: 3 7: 5:

IDENTIF. REFERENCE

JUN 15 2 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUN 15 78	CONV	*6,000.00			
JUN 15 78	S'TAX		B*	15.60	
JUN 15 78	PR'FEE		B*	.50	
JUN 15 78	W'DEED		B*	4.00	* 20.10