BOOK 5307 PAGE 282

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,469.53

Rodney G. Turnham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/22/1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RODNEY G. TURNHAM, et ux (NAME)	NOEL-PALMER MORTGAGE COMPANY, INC. (NAME)	6DU-63584
509 Hilson Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	161-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	111

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, LEON B. ARTHUR and wife, JACQUELYN T. ARTHUR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RODNEY G. TURNHAM and wife, PHYLLIS J. TURNHAM

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. 33 on the Plan of McMurray Woods Addition, Section One, of record in Plan Book 4675, pages 6 and 7, Register's Office for said County.

SAID Lot No. 33 fronts 39.14 feet on the southeasterly margin of Hilson Court and extends back 143.32 feet on the northerly line and 243.9 feet on the southwesterly line to a dead line in the rear, measuring 208.39 feet thereon.

BEING the same property conveyed to Leon B. Arthur and wife, Jacquelyn T. Arthur by deed from Alpha Development Corporation of record in Book 4985, page 169, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Noel-Palmer Mortgage Company, Inc., of record in Book 4985, page 171, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is { unimproved ( ) / improved (X) } property, known as 509 Hilson Court, Nashville, Tennessee 37211
(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 our hand s this 24th day of June, 19 78

Leon B. Arthur
LEON B. ARTHUR

Jacquelyn T. Arthur
JACQUELYN T. ARTHUR

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LEON B. ARTHUR and wife, JACQUELYN T. ARTHUR

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 19 78

Commission expires 10/28/78

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
LEON B. ARTHUR, et ux

JACQUELYN T. ARTHUR

TO
RODNEY G. TURNHAM, et ux

PHYLLIS J. TURNHAM

PLEASE FILE BOX "7"

E 7 4 9 2 8.

IDENTIF. REFERENCE

JUL 5 2 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-5 78	CONV	43,469.53			
JUL-5 78 S'TAX			B*	113.10	
JUL-5 78 PR'FEE			B*	.50	
JUL-5 78	W'DEED		B*	4.00	* 117.60