560704-5

BOOK 5307 PAGE 998

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Fl., First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus W. Bronaugh (NAME)	Fidelity Federal (NAME)	Map 60-3 99.
152 Oak Valley Dr (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Par. 127
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	12DZ 43285

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, SANDERS LOMAX and wife, THELMA LOMAX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUFUS W. BRONAUGH and wife, MAE HELEN BRONAUGH

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, bieng Lot No. 16 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 16 fronts 100 feet on the southerly side of Oak Valley Drive and extends back 143.53 feet on the westerly line and 143.06 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Sanders Lomax and wife, Thelma Lomax, by deed from Edward W. Bess, Jr. and wife, Patricia J. Bess, of record in book 5130, page 421, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 152 Oak Valley Dr. Nashville, TN 37207
(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 seised 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 5th day of July, 19 78

SANDERS LOMAX

THELMA LOMAX

STATE OF TENNESSEE
Davidson County

BOOK 5307 PAGE 999

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Sanders Lomax and wife, Thelma Lomax

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 5th day of July, 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Sanders Lomax and wife,
Thelma Lomax

TO
Rufus W. Bronaugh and wife,
Mae Helen Bronaugh

Please record and file in Box "7"

E. 7.5 2 5.2

IDENTIF. REFERENCE

JUL 6 3 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-6 78	CONV	42,500.00			
JUL-6 78	STAX		B*	110.50	
JUL-6 78	PRTFEE		B*	.50	
JUL-6 78	WDEED		B*	4.00	* 115.00