WARRANTY DEED

BOOK 5315 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Imperial Designs, Inc.	Same	Map 118-8
(NAME) 2401 Cruzen Ave.	(NAME)	Par. 121
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn.	(STREET ADDRESS)	6DA-24765
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantee herein to assume the balance due and owing on a note payable to Lena Hall which note is secured by a deed of trust of record in Book 5115, page 660, Register's Office for Davidson County, Tennessee.

SANFORD R. ALEXANDER and wife, LYNETTA L. ALEXANDER,

have this day bargained and sold, and do hereby transfer and convey unto the said IMPERIAL DESIGNS, INC.

its *(successors), heirs and assigns,*

certain real estate in / *County, Tennessee, as follows:*

Davidson

LAND in Davidson County, Tennessee, being Lot No. 202 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 202 fronts 50 feet on the westerly side of Cruzen Avenue and extends back between parallel lines, with the southerly margin of Melrose Avenue, 150 feet to an alley.

BEING all the same property conveyed to Sanford R. Alexander and wife, Lynetta L. Alexander by deed from Lena Hall, of record in Book 5115, page 658, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 11,927.00

Subscribed and sworn to before me, this the 24th day of July 19 78

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 2401 Cruzen Avenue (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said IMPERIAL DESIGNS, INC. its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* IMPERIAL DESIGNS, INC. its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sanford R. Alexander
SANFORD R. ALEXANDER

Lynetta L Alexander
LYNETTA L. ALEXANDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred E. Cowden Jr. *, a Notary Public in and for said County and State,* Sanford R. Alexander and wife, Lynetta L. Alexander

the within named 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* July *, 19* 78.

Fred E. Cowden Jr.
Notary Public

FRED E. COWDEN JR. NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 8-3-80

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr., Attorney
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

E. 7.8527.

IDENTIF. REFERENCE

JUL 24 2 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 24 78	CONV	11,927.00			
JUL 24 78 S'TAX			B*	30.94	
JUL 24 78 PR'FEE			B*	.50	
JUL 24 78	W'DEED		B*	4.00	* 35.44

WARRANTY DEED

FROM

SANFORD R. ALEXANDER

LYNETTA L. ALEXANDER

TO

IMPERIAL DESIGNS, INC.

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York