BOOK 5332 PAGE 84

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,613.81

Brenda C. Rittman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 1978.

W. K. Brandt
Notary Public

MY COMMISSION EXPIRES: May 15, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRENDA C. RITTMAN (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	Field Book No. ~~15 DB 1760~~
1003 Malquin Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive, Suite 200 (STREET ADDRESS)	MAP 61-7
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Santa Anna, California 92701 (CITY) (STATE) (ZIP)	PARCEL 38

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, JAMES M. ROBINSON and wife, MARY ALICE ROBINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA C. RITTMAN

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. 17 of Block "J" on the Plan of Broadmoor, Section No. 2, as of record in Book 547, page 174, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the northerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to James M. Robinson and wife, Mary Alice Robinson by deed from Clinton T. Webster and wife, Marguerite L. Webster of record in Book 5197 Page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the grantee's assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $24,250.00 payable to Allstate Enterprises Mortgage Corporation with interest at the rate of 9%, said Note being payable in accordance with the terms and conditions therein stated. Said Note is secured by a Deed of Trust of record in Book 5197, Page 454, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1003 Malquin Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (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 hands this 29th day of August, 19 78

James M. Robinson

Mary Alice Robinson

STATE OF TENNESSEE
Davidson County

BOOK 5332 PAGE 85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Robinson and wife, Mary Alice Robinson

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 29th day of August, 1978

Commission expires May 13, 1979

W. K. Dean, Jr.
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) as such _____ and (they) _____, 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 James M. Robinson, and wife, Mary Alice Robinson

TO Brenda C. Rittman

E 86098

IDENTIF. REFERENCE

AUG 31 8 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTER: Please return to

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

AUG 31 78	CONV	27,613.81			
AUG 31 78	S'TAX		B*	71.76	
AUG 31 78	PR'FEE		B*	.50	
AUG 31 78	W'DEED		B*	4.00	* 76.26