BOOK 5334 PAGE 940

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,250.00

Janet I. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 78

Notary Public

MY COMMISSION EXPIRES: 2-15-82

(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
PEGGY K. CHAFFIN (NAME)	NATIONAL HOMES ACCEPTANCE CORP. (NAME)	MAP 117-4
3818 WOODMONT LANE (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 250, Earl Ave. at Wallace (STREET ADDRESS)	Parcel 173
NASHVILLE TN. 37215 (CITY) (STATE) (P. O. ZIP)	Lafayette, Indiana 47902 (CITY) (STATE) (ZIP)	24W-01055

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, THE IBSON COMPANY, a partnership comprised of DOUGLAS K. IBSON and CYNTHIA SCHLEIF IBSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY K. CHAFFIN

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 the southerly 88 feet of Lot No. 4 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 88 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Wildwood Avenue, 180 feet to an alley.

BEING the same property conveyed to The Ibson Company by Quitclaim Deed from Kenneth G. Ibson of record in Book 5173, page 910, 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 National Homes Acceptance Corporation, of record in Book , page , 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 2713 Belmont Boulevard, Nashville, Tennessee
(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 its hand this 31st day of August, 19 78

DOUGLAS K. IBSON

CYNTHIS SCHLEIF IBSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DOUGLAS K. IBSON and wife, CYNTHIA SCHLEIF IBSON, partners of the Ibson Company,

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 31st day of August 19 78

Commission expires 2/7/79

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

THE IBSON COMPANY, a partnership composed of DOUGLAS K. IBSON, et ux CYNTHIA SCHLEIF IBSON

TO

PEGGY K. CHAFFIN

PLEASE FILE BOX "7"

E 8 7 3 3 9

IDENTIF. REFERENCE

SEP 7 12 10 PM '78

FELIX Z. ...SON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-78	CONV	87,250.00			
SEP-78	S'TAX		B*	213.72	
SEP-78	PR'FEE		B*	.50	
SEP-78	W'DEED		B*	4.00	* 218.22