This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5336 PAGE 39

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Talley et ux	Third National Mortgage Company	Map 75-11
(NAME)	(NAME)	
	P. O. Box 2628	Parcel 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*
cash in hand paid by James E. Talley and wife, Lois M. Talley and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John C. Holland and wife, Elizabeth P. Holland

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Talley and wife, Lois M. Talley, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 440 on the Plan of Highlands of Tulip Grove, Section 2 as of record in Book 4675, page 93, Register's Office for said County.
Said Lot No. 440 fronts 80.0 feet on the west side of Highland View Court and extends back 169.37 feet on the north line and 169.37 feet on the south line to a dead line measuring 80.0 feet thereon.

Being the same property conveyed to John C. Holland and wife, Elizabeth P. Holland by deed from Romar Construction Company, Inc., of record in Book 4952, page 727, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 4675, page 93, said Register's Office; and restrictive covenants of record in Book 4793, page 157, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 8th day of September, 19 78

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 620 Highland View Court (House Number) (Street) Hermitage, Tennessee 37076 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James E. Talley and wife, Lois M. Talley, their *(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.*, except for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Talley and wife, Lois M. Talley, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* September, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Holland

Elizabeth P. Holland

John C. Holland

Elizabeth P. Holland

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John C. Holland and wife, Elizabeth P. Holland

*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* 8th *day of* September, *19*78.

Doris E. Moran
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37203

WARRANTY DEED

FROM

John C. Holland et ux

TO

James E. Talley et ux

E 87846

IDENTIF. REFERENCE

SEP 11 12 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 11 78	CONV	59,000.00			
SEP 11 78	S'TAX		B*	153.40	
SEP 11 78	PR'FEE		B*	.50	
SEP 11 78	W'DEED		B*	4.00	* 157.90

Compliments of
Chicago Title Insurance Company
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Phone 255-4601
NASHVILLE, TENNESSEE 37238