BOOK 5338 PAGE 658

FORM NO. WD-1

DELTA TITLE COMPANY
TWO INTERNATIONAL PLAZA DRIVE
SUITE 520
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & MALIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Jerome A Kaiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: July 31, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MR/MS. JEROME A. KAISER (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	60-12-136
2903 JONES AVENUE (STREET ADDRESS OR ROUTE NUMBER)	4041 KNIGHT ARNOLD ROAD (STREET ADDRESS)	
NASHVILLE, TN., (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TENNESSEE, 38118, (CITY) (STATE) (ZIP)	

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, NORRIS D. GIVENS, AND WIFE, BRENDA F. GIVENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEROME A. KAISER, AND WIFE, PAULETTE KAISER

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:

Being parts of Lots Nos. 11 and 12 on the final plan of Joywood Heights, Sec. 3, not of record, according to a survey made by W.W. Turner Company, Engineers, January 15, 1948, being also known as parts of Lots Nos. 3 and 4, on the Plan of a resubdivision of said Lots 11 and 12, not of record, described according to a survey made by George W. Watkins, Surveyor, January 15, 1960, being described in part according to a survey of John Kohl dated December 5, 1975, as follows:

BEGINNING at a point on the southeasterly margin of Jones Avenue, extended at the northeast corner of the property conveyed to James C. Clark and wife, by deed from J.T. Murphree and wife, of record in Book 3028, Page 5 of the Register's Office for said county; thence with the southeasterly margin of said Avenue northeastwardly 105 feet to an iron pin; thence south 33 degrees 25' east 186.1 feet to an iron pin; thence S 56 degrees 30' west 93.2 feet to an iron pin; thence north 35 degrees 50' west 188.3 feet to the beginning.

Being the same property conveyed to Norris D. Givens, and wife, Brenda F. Givens by deed of record in Book 4982, Page 993, Davidson County Register's Office.

This conveyance, however, is subject to any and all easements and rights of way or restrictive covenants of public record.

This is unimproved ( ) improved (X) property, known as 2903 Jones Ave., 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 their hand s this 15th day of September, 1978

X Norris D. Givens
NORRIS D. GIVENS

X Brenda F. Givens
BRENDA F. GIVENS

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STATE OF TENNESSEE
DAVIDSON County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NORRIS D. GIVENS, AND WIFE, BRENDA F. GIVENS

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 DAVIDSON COUNTY, Tennessee, this 15th day of SEPTEMBER 19 78

Commission expires 5/31/81

Notary Public

STATE OF TENNESSEE
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 / 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

TO

E 89073 mail env.

IDENTIF. REFERENCE

Sep 18 8 49 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

SEP 18 78	CONV	27,000.00		
SEP 18 78 S'TAX			B*	70.20
SEP 18 78 PR'FEE			B*	.50
SEP 18 78	W'DEED		B*	4.00
			*	74.70