BOOK 5351 PAGE 760 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Dennis Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 1978.

Samuel K. Schlanger
Notary Public

MY COMMISSION EXPIRES: 7-28-82

(AFFIX SEAL)

Law Offices: THIS INSTRUMENT WAS PREPARED BY
Saperstein & Schlanger, P.C., Suite 1001, 210 25th Ave., N., Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Howard (NAME)	Community Mortgage Corporation (NAME)	Map: 72-4
1521 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	8100 S. W. 81st Drive, #220 (STREET ADDRESS)	Parcel: 225
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33143 (CITY) (STATE) (ZIP)	15DZ 31585

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, I, Rita Sanford, individually and as attorney-in-fact for Wiley T. Sanford - Power of Attorney of record in Book 5347 , Page 893, R.O.D.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Howard and wife, Rosalind M. Howard

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, described as follows, to wit:

Being Lot No. 32 and the easterly 8 feet of Lot No. 31 of Block "A" on the map of Inglewood Golf Club Estates, as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 and part of Lot No. 31 adjoins and front together 68 feet on the northerly side of McGavock Pike, formerly Williams Ferry Road, and run back between lines as measured from the center line of said Road, 200 feet to a dead line.

Being the same property conveyed to Wiley T. Sanford and wife, Rita Sanford, by deed from John M. Rothberg, of record in Book 5231, Page 612, said Register's Office.
John M. Rothburg, John Rothberg and John M. Rothberg is one in the same person.
This conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Grantees assume 1978 real property taxes.

This is { unimproved ( ) / improved (X) } property, known as 1521 McGavock Pike, 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 my hand this 10 day of October, 19 78

Rita Sanford individually and as attorney-in-fact for Wiley T. Sanford

STATE OF TENNESSEE
Davidson County

BOOK 5351 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Sanford

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10 day of OCTOBER, 1978

Commission expires 7-18-82

Samuel B. Schlanger
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) (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 Wiley T. Sanford and wife, Rita Sanford

TO Dennis Howard and wife, Rosalind M. Howard

E 94769

IDENTIF. REFERENCE

OCT 17 11 24 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT 17 78	CONV	40,000.00		
OCT 17 78	S'TAX		B* 104.00	
OCT 17 78	PR'FEE		B* .50	
OCT 17 78	W'DEED		B* 4.00	* 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of October, 1978, before me personally appeared Rita Sanford, to me known to be the person who executed the foregoing instrument in behalf of Wiley T. Sanford and acknowledged that she executed the same as the free act and deed of said Wiley T. Sanford.

Samuel B. Schlanger
NOTARY PUBLIC

My Commission Expires: 7-18-82.