WARRANTY DEED

BOOK 5378 PAGE 328

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Rooker, Jr.	SAME	Map 71-7
(NAME) ROUTE 1	(NAME)	Parcel 188
(STREET ADDRESS OR ROUTE NUMBER) SMYRNA TN. 37167	(STREET ADDRESS)	12 DZ 51060
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) ----------

---------- *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of the balance of an indebtedness to Nina Binkley Williams Scherer, secured by a deed of trust of record in Book 5350, page 207, Register's Office for Davidson County, Tennessee.

I, Mary E. Howard

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Rooker, Jr.

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:
Being Lot No. 5 on the Map of the Re-Subdivision of I. D. Luton's addition on Meridian Street as of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 70 (seventy) feet on the westerly side of Meridian Street, and runs back between parallel lines 200 (two hundred) feet to a dead line.

Being the same property conveyed to Mary E. Howard by deed from Winston Williams and Alvin Williams of record in Book 5350, page 205, Register's Office for Davidson County, Tennessee. James B. Howard joins in this conveyance for whatever interest he may have.

This conveyance is subject to an easement for joint driveway of record in Book 5339, page 790, 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 $ 35,200.00

Subscribed and sworn to before me, this the 22nd day of DEC., 19 78

Affiant James T. Rooker, Jr.

My commission expires: 2-10-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) 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 T. Rooker, Jr.

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James T. Rooker, Jr.

his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 22nd *day of* DEC., 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.*

Mary E. Howard
MARY E. HOWARD

James B Howard Jr.
JAMES B. HOWARD, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5378 PAGE 829

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary E. Howard and James B. Howard

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE Tennessee, this 22nd day of DEC, 19 78.

Notary Public

Commission expires 2-10-81

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.....

DEC 27 78	CONV	35,200.00	B*	91.52	
DEC 27 78	S'TAX		B*	.50	
DEC 27 78	PR'FEE		B*	4.00	* 96.02
DEC 27 79	W'DEED				

WARRANTY DEED

FROM

TO

F 0 6 8 1 9

IDENTIF. REFERENCE

DEC 27 1 33 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211