BOOK 5390 PAGE 297

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Robert Lee Deakins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY 1979.

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Deakins (NAME)	Exchange Bond & Mortgage Corporation (NAME)	13DA-26960
458 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE (STREET ADDRESS)	60-1
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	21

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, Billy R. Roark et ux Edna E. Roark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Deakins et ux Josephine Deakins

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 Lot No. 15 on the Plan of Aldrich Heights Subdivision, Section II, of record in Plat Book 2133, page 126, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Billy R. Roark and wife, Edna E. Roark by deed from Walter C. Campbell and wife, Peggy A. Campbell, of record in Book 4323, Page 3, said Register's Office.

This conveyance is subject to restrictions of record in Book 2300, Page 212, said Register's Office.

This conveyance is subject to public utility easement and building lines as of record in Plat Book 2133, Page 126, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 458 Ewing Lane (House Number) (Street) Nashville, Tennessee 37207 (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 our hand s this 26TH day of JANUARY, 19 79

Billy R. Roark — Billy R. Roark

Edna E. Roark — Edna E. Roark

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy R. Roark et ux Edna S. Roark

the bargainor, 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 26TH day of JANUARY, 19

Commission expires 7-18-82

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

F. I. 1. 8. 0. 9.

WARRANTY DEED

FROM Billy R. Roark

TO Robert Lee Deakins

IDENTIF. REFERENCE

JAN 29 12 30 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JAN 29 79		CONV	32,500.00			
JAN 29 79	#S'TAX			B*	84.50	
JAN 29 79	PR'FEE			B*	.50	
JAN 29 79		W'DEED		B*	4.00	* 89.00

Little Carpenter, Inc. dba
233 [illegible]
311 [illegible]
Nashville, Tennessee 37217