BOOK 5390 PAGE 302 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-28-82

(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
Lewis M. Rose	Community Mortgage Corporation	15DA-2850
(NAME)	(NAME)	
928 Fairwin Avenue	8100 S.W. 81st Dr., N.E., #220	72-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Miami, FL 33143	308
(CITY) (STATE) (P. O. ZIP)	(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, Gladys T. Roy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis M. Rose et ux Grace B. Rose

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. 60 on the Plan of Eskridge Subdivision of Part of the W. B. Franklin Property, of record in Book 547, Page 52, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Albert Jack Givan and wife, Lillian Turney Givan by deed from J. C. Mason and wife, Annie Lou Mason of record in Book 2017, Page 59, said Register's Office. The said parties having since died, Albert Jack Givan pre-deceased Lillian Turney Givan and the said Gladys T. Roy is the sole surviving heir of Lillian Turney Givan according to Affidavit of Heirship of record in Book 5108, Page 495, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a sewers and/or storm drainage easement, of record in Book 4178, Page 520, Register's Office, Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 928 Fairwin Avenue (House Number) (Street) Nashville, TN 37216 (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 25TH day of JANUARY, 1979

Gladys T. Roy Gladys T. Roy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys T. Roy

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 25TH day of JANUARY, 1979

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.L.E.D.

WARRANTY DEED

FROM Gladys T. Roy

TO Lewis M. Rose

IDENTIF. REFERENCE

JAN 29 12 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 29 79	CONV	29,900.00				
JAN 29 79	R'S'TAX		B*	77.74		
JAN 29 79	R'PR'FEE		B*	.50		
JAN 29 79	W'DEED		B*	4.00	*	82.24