2147 02/09 173.00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.

65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 79

Notary Public

MY COMMISSION EXPIRES: 2/21/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Boyce and Boyce, Attorneys
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Roberts (NAME)	1st & Mid-South Mortgage Co. (NAME)	117-12
1403 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	41
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	16DA-06080

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~~ I, Ruby D. Harper, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Roberts and wife, Margaret D. Roberts

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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, and being Lot No. 30 on the Map of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office, Davidson County, Tennessee.

Said Lot # 30 is described as follows: BEGINNING at a point on the Southerly Margin of Clifton Avenue at the common corner of Lots No.30 and 31; thence with said avenue Westwardly 70 feet to the common c corner of Lots Nos. 29 and 30; thence Southwardly with the line of Lots 29 and 30,169.5 feet; thence South 89 Deg. 3 ' East 97.3 feet to the corner of Lots Nos.30 and 31; thence with the line of Lots 30 and 31 , Northwardly 175.4feet to the point of beginning.
Being the same property conveyed to Ruby D, Harper by deed of record in Book 5393 ,Page 30 , Register's Office for said County.
Subject to the tract included in the above description, but EXCLUDED there-from described as follows: Beginning at a point on the Southerly margin of Clifton Avenue at the common corner of Lots Nos. 30 and 31: thence with the line of Lots Nos. 30 and 31, Southwardly 175.4 feet to an iron pin: thence north 89 Deg. 02 ' west 8.7 feet to a point: thence from said point follow a straight line in a Northerly direction to the point of beginning.

This is unimproved (X) improved ( ) property, known as 1403 Clifton Avenue, Nashville, Tenn. 37215
(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 31st day of Jan., 19 79

Ruby D. Harper

BOOK 5393 PAGE 862

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Graham B. Boyce, a Notary Public in and for said County and State, the within named Ruby D. Harper

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 31st day of January 19 79

Commission expires Aug 9 1981

Graham B Boyce
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

Ruby D. Harper

TO

James L. Roberts and wife,

Margaret D. Roberts

1403 Clifton Ave.

F. 13456

IDENTIF. REFERENCE

FEB 9 1 36 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 11

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.