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BOOK 5396 PAGE 954

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

$ 89,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 19 79.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keith P. Ronck (NAME) | First Tennessee Bank N.A., Memphis (NAME) | 132-6-002 |
| 4028 Overbrook Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 474 (STREET ADDRESS) | |
| Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | OH 2/79 |

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, Charles Dwight Marable et ux Linda June Marable

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith P. Ronck et ux Joan Elizabeth Ronck

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, being Lot No. 16 on the plan of Brockhaven Estates, of record in Book 1635, pages 49, 50 and 51, Register's Office for said County.

SAID Lot No. 16, which is a corner lot, fronts 200.0 feet on the southeasterly margin of Overbrook Drive and fronts 194.1 feet on the northeasterly margin of Overbrook Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 223.9 feet on the northeasterly line and 250.0 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Charles Dwight Marable and wife, Linda June Marable by deed from F. J. Ewing and wife, Roberta L. Ewing of record in Book 5240, page 798, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 4028 Overbrook Court (House Number) (Street) Nashville, TN 37204 (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 16TH day of FEBRUARY, 19 79

Charles Dwight Marable

Linda June Marable

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dwight Marable et ux Linda June Marable

the bargainor S, 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 16TH day of FEBRUARY 1979

Commission expires 3-8-80

John V. Adams
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
Charles Dwight Marable

TO
Keith P. Ronck

F. I. 4922

IDENTIF. REFERENCE

FEB 20 4 04 PM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Row 1, Box 8

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WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219