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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Maggie Robbins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF June 19 79

Notary Public

MY COMMISSION EXPIRES: 4-17-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip E. Kirk, Attorney, 338-46th Avenue North, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggie E. Robbins (NAME)	SAME (NAME)	
5301 Elkins Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-15-62
Nashville, TN 37209 (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, J.T. ROLAND AND JAMES M. DILDAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maggie E. Robbins

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 part of Block No. 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the southwest corner of Elkins, formerly 2nd, Avenue and 53rd. Avenue North, formerly 12th Street, as now located; thence with the southerly margin of Elkins Avenue westwardly 50 feet to the northeast corner of property conveyed to Claudia Walton, now Henslee, by deed from the Tennessee Property Company, of record in Book 412, page 352, said Register's Office; thence with said Henslee's easterly line southwardly 180 feet, more or less, to the northerly margin of an alley; thence with said alley eastwardly 50 feet to the westerly margin of 53rd. Avenue North; thence with said Avenue northwardly 180 feet, more or less, to the beginning.

Being the same property conveyed to Ethel Dilday by deed from Margaret Dilday Collins, of record in Book 2271, page 163, said Register's Office. The said property was subsequently devised to Josie Margaret Collins under the will of Ethel Dilday Rader, of record in Will Book 90, page 409, County Court of Davidson County, TEnnessee. The said Josie Margaret Collins having since died and devised her interest in said property to J.T. Roland and James M. Dilday by will of record in Will Book 122, page 169, County Court for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5301 Elkins Avenue Nashville, Tennessee 37209
(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 our hand s this 13th day of June, 19 79

J.T. ROLAND

JAMES M. DILDAY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Phillip E. Kirk, a Notary Public in and for said County and State, the within named J.T. Roland and James M. Dilday

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 13th day of June 19 79

Commission expires 4-17-83

Phillip E. Kirk
Notary Public

PHILLIP E. KIRK 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

J.T. Roland and

James M. Dilday

TO

Maggie E. Robbins

F-34746

IDENTIF. REFERENCE

JUN 15 10 01 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23500.00- CO
61.10 CO TX
.50 PRFE
4.00 WDEED
CHECK 65.60-
9724A06/15/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 34746

IDENTIF. REFERENCE

JUN 15 10 01 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690649