3405 [illegible] CLERK

BOOK 5480 PAGE 708 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,300.00 Brian E. Roderick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1979

Notary Public

MY COMMISSION EXPIRES: 7/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME	ADDRESS
TITLE ESCROW, INC.	311 Plus Park Blvd, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian E. and Kathy M. Roderick (NAME)	Exchange Bond & Mortgage Corporation (NAME)	107-14-67
921 Kipling Drive (STREET ADDRESS OR ROUTE NUMBER)	205 Verre'Ventre ~~1835 Savoy Drive N. E.~~ (STREET ADDRESS)	2DA-55075
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (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~~XX James L. Hibbett, Jr., a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian E. Roderick and wife, Kathy M. Roderick

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. 158 on the Map of Miro Meadows, as of record in Book 1424, page 94, Register's Office for Davidson County, Tennessee.

SAID Lot No. 158 fronts 65 feet on the westerly side of Kipling Drive and runs back 158.8 feet on the northerly line and 151.8 feet on the southerlyline, to a dead line measuring 54 feet thereon.

BEING the same property conveyed to James L. Hibbett, Jr. by deed from James A. Billings and wife, Terry L. Billings of record in Book 5473, page 978, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Exchange Bond & Mortgage Corporation of record in Book 5473, page 981, Register's Office for said County. Escrow account and insurance transferred to Grantees.

THIS conveyance subject to such easements and setback lines of record in Book 1424, page 94, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 921 Kipling Drive Nashville, Tn. 37217
(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 14th day of August, 1979

James L. Hibbett, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5480 PAGE 709

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Hibbett, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 1979.

Commission expires 7/19/81

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 James L. Hibbett, Jr.

TO Brian E. Roderick and wife, Kathy M. Roderick

F 4 5 6 7 1

IDENTIF. REFERENCE

AUG 13 10 07 AM '79

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5480 PAGE 710

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
			3[illegible]0.00- CO	
			86.50 CO TX	
			.50 PRFE	
			6.00 MDEED	
			CHECK	93.00-
3425A0	8/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 5 6 7 1

IDENTIF. REFERENCE

AUG 13 10 07 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703953