THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW
ATTORNEYS AT LAW
18th FLOOR 3rd NATIONAL BANK
NASHVILLE, TENN. 37219

← MAIL

BOOK 5493 PAGE 325

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN E. LEMLEY ET UX	Tharpe & Brooks, Inc.	Map # 108-2
(NAME)	(NAME)	
956 Colfax Drive	615 Peachtree St., N.E.	Par 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.	Atlanta, Georgia 30308	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by John E. Lemley and wife, Annie Sue Lemley, of the balance remaining on a note, in the original amount of $30,850.00, plus interest, payable to The Administrator of Veterans Affairs executed by Robert W. Branch, Jr. and wife, Christine C. Branch, and secured by a Deed of Trust of record in Book 5221, page 880, and rerecorded in Book 5226, page 691, Register's Office for Davidson County, Tennessee, which is also assumed by the Grantees.

We, Robert W. Branch, Jr. & wife, Christine C. Branch

have this day bargained and sold, and do hereby transfer and convey unto the said John E. Lemley and wife, Annie Sue Lemley, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Happy Acres, of record in Book 2331, page 63, Register's Office for said County.

Said Lot fronts 73 feet on the westerly side of Colfax Drive, and extends back between lines 187.7 feet on the northerly line and 165.1 feet on the southerly line to a broken line in the rear, on which it measures 62.6 feet.

Being the same property conveyed to Robert W. Branch, Jr. and wife, Christine C. Branch by deed from Administrator of Veterans' Affairs, of record in Book 5221, page 878, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $40,117.21

Affiant

Subscribed and sworn to before me, this the 31st day of August 19 79

Notary Public

My commission expires: 10/14/80 (Affix Seal)

DOZIER * NASHVILLE * TENNESSEE

unimproved ( )
This is improved ( ) property, known as 956 Colfax Drive (House Number) Nashville, Tennessee (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert W. Branch

Christine C. Branch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier *a Notary Public in and for said County and State,* Robert W. Branch, Jr. and wife, Christine C. Branch

the within named 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* 31st *day of* August, *19* 79.

Robert L. Dozier *Notary Public*

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 10/14/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Robert W. Branch, Jr. et ux

TO

John E. Lemley et ux

F 50097

IDENTIF. REFERENCE

SEP 5 10 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5493 PAGE 327

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40117.21- CO 104.26 CO TX .50 PRFEE 6.00 WDEED CHECK 110.76- 9101A09/05/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-50097

IDENTIF. REFERENCE

SEP 5 10 39 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 709549