THIS INSTRUMENT PREPARED BY [illegible]

BOOK 5496 PAGE 442

116-12
85

WARRANTY DEED FORM 20 (REV. 4-69) Ambrose-Nashville

For and in Consideration of the sum of Ten Dollars----------

$10.00---------- Dollars,

AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PAID BY James H. Babb to Mary Grove Babb.

Address of New Owner & Tax Bills:

Mr. & Mrs. James H. Babb
3709 Estes Road
Nashville, TN 37215

I have bargained and sold, and by these presents do transfer and convey unto the said James H. Babb his one-half of heirs and assigns/a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 6 and the northerly half of Lot No. 7 of Block "D", on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County. Said parts of Lots Nos. 6 and 7 front together 100 feet on the westerly side of Estes Avenue and run back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Anne C. Grove and Mary Grove, by deed from [illegible] Charles, of record in Book 3223, page 462, Register's Office for Davidson County, Tennessee.

Being/the one-half of same property conveyed to Mary Grove, by deed from Anne C. Grove, of record in Book 4365, page 82, Register's Office for Davidson County, Tennessee.

one/half of

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said James H. Babb his heirs and assigns, forever. And I do covenant with the said James H. Babb that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And Mary Grove Babb does ~~do~~ further covenant and bind myself, my one-half of heirs and representatives, to warrant and forever defend the title to said land to the said James H. Babb, his heirs and assigns, against the lawful claims of all persons whomsoever. ~~And it is expressly retained upon the covenant hereof that all the provisions hereof shall apply to and bind the heirs, executors and administrators of the parties hereto.~~

Witness my hand, this 11th day of Sept., 1979

Mrs. Mary Grove Babb

.....

.....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

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STATE OF TENNESSEE DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mrs. Mary Grove Babb
Affiant

Subscribed and sworn to before me, this the 11th day of Sept 1979

Sylvia L. Roper
Notary Public

My commission expires 10-18-81

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, Sylvia L. Roper, a Notary Public in and for said County and State, the within named MARY GROVE BABB

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 11th day of Sept., 1979

My Commission Expires 10-18, 1981 Sylvia L. Roper Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

F 51135

RUSH

IDENTIF. REFERENCE

SEP 11 9 23 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Warranty Deed

FROM

Mary Grove Babb

TO

James H. Babb

STATE OF TENNESSEE

..... COUNTY

Register's Office

Received for record the.....day of

....., A.D. 19....,

at.....o'clock.....M. Noted in Note

Book....., page....., and recorded in

Warranty Deed Book No....., Page.....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this.....day of....., 19....

.....

Register

Form 20 Adams-Nashville
(REV. 4-69)

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