3212

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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 $ 36,046.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF August, 1980.

Notary Public

MY COMMISSION EXPIRES: 4-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred W. Hahn Jr. (NAME)	Allstate Enterprises Mortgage, Corp. (NAME)	91-8-259
1511 Dickerson Rd (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Drive-Suite200 (STREET ADDRESS)	12W-6932
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Santa Anna, California 92701 (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, Charles L. Roberts and wife, Deborah M. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred W. Hahn Jr. and wife, Kay Sweeney Hahn

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. 10 of the Subdivision of certain lots in Clifton Plan, as of record in book 161, page 80, Register's Office for said County.

SAID Lot No. 10 fronts 50 feet on the west side of 42nd Avenue, North and runs back between lines, 150 feet on the southerly line and 150.2 feet on the northerly line to a line in the rear measuring 58.1 feet thereon.

BEING the same property conveyed to Charles L. Roberts and wife, Deborah M. Roberts by deed from Ronald Senter, a single person of record in Book 5462, page 117, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Allstate Enterprises Mortgage Corporation in the original principal amount of $24,450.00, of record in Book 5287, page 326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 933 42nd Avenue, North (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 this 1st day of August, 1980

Charles L. Roberts

Deborah M. Roberts

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 L. Roberts and wife, Deborah M. Roberts

the bargainors, 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 1st day of August, 1980

Commission expires 4/22/84

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 L. Roberts

Deborah M. Roberts

TO

Fred W. Hahn Jr.

Kay Sweeney Hahn

G 0 0 4 4 7

IDENTIF. REFERENCE

AUG 4 8 48 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

36046.85- CO
93.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 136.10-
3212A06/04/80 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

600447

IDENTIF. REFERENCE

AUG 4 8 48 AM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 771374