BOOK 5980 PAGE 47

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,800.00.

Joyce Warpoole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 82.

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
Joyce Warpoole (NAME)	Union Planters National Bank (NAME)	72-10-21
2907 Davis Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3137 (STREET ADDRESS)	Field Book No.
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	15DA-12030

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, JOHN C. ROBERTS and wife, DEBORAH GAIL ROBERTS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOYCE WARPOOLE, a single person,

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. 57 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 50 feet on the westerly margin of Davis Avenue and extends back 213 feet 6 inches on the northerly line and 220 feet 3 inches on the southerly line to an alley in the rear, measuring 51 feet thereon.

BEING the same property conveyed to John C. Roberts and wife, Deborah Gail Roberts, by deed from Michael T. Lombard and wife, Phyllis Lombard, of record in Book 5689, Page 718, 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.

AS part of the above consideration, the Grantee herein, assume and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein to Tennessee Housing and Urban Development in the original principal amount of $29,850.00, of record in Book 5689, Page 721, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2907 Davis Avenue, Nashville, TN 37216
(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 hands this 15th day of December, 19 82

John C. Roberts

Deborah Gail 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 John C. Roberts and wife, Deborah Gail 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 15th day of December, 1982,

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 (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

File Box #4

WARRANTY DEED

FROM

JOHN C. ROBERTS and wife,

DEBORAH GAIL ROBERTS

TO

JOYCE WARPOOLE, a single person

H 22290

IDENTIF. REFERENCE

DEC 20 1 59 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5463 12/20 [illegible] BOOK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5980 PAGE 49

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

3800.00- CO
87.88 CO TX
.50 PRFEE
6.00 MDEED
CHECK 94.38-
6463A12/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22290

IDENTIF. REFERENCE

Dec 20 1 59 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916704