This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 6120 PAGE 213

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Marion Tallent et ux (NAME) | Third National Mortgage Company (NAME) | Map 144-4 |
| 5624 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | Parcel 18 |
| Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Marion Tallent and wife, Christina Tallent and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Larry R. Sherman and wife, Lucy A. Sherman

*have this day bargained and sold, and do hereby transfer and convey unto the said* Marion Tallent and wife, Christina Tallent

*certain real estate in Davidson County, Tennessee, as follows:* *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being the northerly part of Lot No. 23 on the Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County.

Said part of Lot No. 23 fronts 250.8 feet on the easterly side of Hillsboro Road and extends back 485 feet more or less on the northerly line and 545 feet more or less on the southerly line, to a dead line, measuring 193 feet thereon.

Being the same property conveyed to Larry R. Sherman and wife, Lucy A. Sherman by deed from Jack Rodin and wife, Audre R. Rodin of record in Book 5841, page 519, Register's Office for said County.

FILED AUG 22 8 47 AM '83
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me, this the 19th day of August 19 83

Affiant

My commission expires: 5-20-87 (Affix Seal)

Notary Public

( unimproved )
This is improved (X) property, known as 5624 Hillsboro Road, Nashville, Tennessee 37215
(House Number) (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,* except for 1983 taxes which are prorated and assumed by the purchasers.

*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* 19th *day of* August, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry R. Sherman

Lucy A. Sherman by her Attorney-in-Fact
Larry R. Sherman
Attorney-in-fact

CHECK

08/22 447.50 -

1439

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6120 PAGE 214

*Personally appeared before me,* Judy A Dobbs, *a Notary Public in and for said County and State,* Larry R. Sherman, ....., *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* 19th *day of* August, *19* 83.

Judy A Dobbs *Notary Public*

*Commission expires* 5-20-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry R. Sherman, to me known to be the person who executed the foregoing instrument in behalf of Lucy A. Sherman and acknowledged that he executed the same as the free act and deed of said Lucy A. Sherman.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 83.

Judy A Dobbs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires 5-20-87

**WARRANTY DEED**

FROM
Larry R. Sherman et ux

TO
Marion Tallent et ux

243093

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6120 PAGE 215

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 178131.00- CO | |
| | | | 462.00- CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC | |
| | | | CHECK | 468.50- |
| 1439A08/22/83 | | | CSL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 5 3 4

IDENTIF. REFERENCE

AUG 22 9 47 AM '83

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 972912