THIS INSTRUMENT PREPARED BY
ALBERT L. FOX, ATTORNEY
115 CRAGFIN RD. Suite #4
MADISON, TN 37115
868-4972

Mortgagee: Third National Bank
Small Business Administration
Evelyn F. Dangerfield

BOOK 7331 PAGE 276

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Robert L. Babb & James E. Babb		118-1-43
(NAME)	(NAME)	
2701 Twelfth Ave. South	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Five Thousand, Three Hundred Fifty Dollars and No Cents ($175,350.00) Dollars,

RECORDED
AUG 20 9 20 AM 1987
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
57856

Robert J. Overbey and Robert K. Overbey

have this day bargained and sold, and do hereby transfer and convey unto the said Robert L. Babb and James E. Babb

to hold as J.T.C. with Robert L. Babb 80% and James E. Babb 20% of Equity. the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Two tracts of land in Davidson County, State of Tennessee, and more particularly described as follows:

TRACT 1: Being part of Lot No. 21 on the Map of E.T. Noel's Subdivision, as of record in Book 57, page 128, Register's Office for said County.

Beginning at a point on the westerly margin of 12th Ave. So. or Granny White Pike, as now widened and located 87' 8 1/2" north of the north margin of Dallas Ave., as now widened and located, beginning at the north wall of a brick buildin thence along the said brick building and the line of same, if extended, westerly 171' 4 1/2" to a point on the east margin of an alley; being 92' north of the north margin of Dallas Ave. as now located, said point also being 4' 7" north of an old iron pipe opposite an old post; thence with the margin of said alley northerly 40' 5" to a stake; thence easterly 171' 4" to the west margin of Granny White Pike or 12th Ave. So.; said point being at the end of a concrete coping wall; thence with the margin of said pike, southerly 50' 5 3/4" to the point of the beginning.

TRACT 2: Being the north part of Lot No. 21 on the Map of Dr. E.T. Noel's Subdivision, of record in Book 57 page 128, Register's Office for said County.

Said part of said Lot No. 21 fronts 60 1/2' on the westerly side of 12th Ave. So. or Granny White Pike, as now widened, and runs back between lines 160' more or less to a 20' alley in the rear on which it measures 50'.

Being the same property conveyed to Robert J. Overbey and Robert K. Overbey by deed from Giles M. Carter and M.N. Foster, of record in Book 4121, page 195, Register of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,350.00

Subscribed and sworn to before me this the 20th day of August 1987

Affiant

My commission expires: 1-10-89

Notary Public

(Affix Seal)

unimproved ( ).
This is improved (✓) property, known as 2701 12th Avenue South, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 14 day of Aug, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witness:

Robert K. Overbey

Robert J. Overbey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me ALBERT J FOX, *a Notary Public in and for said County and State* ROBERT J. OVERBEY AND ROBERT K OVERBEY, *the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* THEY *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at NASHVILLE TENN. *Tennessee, this* 1ST *day of* AUGUST, 19 87.

Commission expires OCT 24, 1988

ALBERT J. FOX NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

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 (or proved to me on the basis of satisfactory evidence), 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 TE
COUNTY OF D

Personally a
and for said Cou

factory evidence

WARRANTY DEED

FROM

Robert J. Overbey & Robert K. Overbey

TO

Robert L. Babb & James E. Babb

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 7331 PAGE 278

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			175350.00- [illegible]	
			490.64 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK 497.14-	
			3945A08/20/87 PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 5 6

IDENTIFICATION REFERENCE

AUG 20 3 20 PM '87

DAVIDSON COUNTY, TN

No. 07820