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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 $19,068.56

J.W. Growden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1969.

Notary Public

MY COMMISSION EXPIRES: Feb. 7, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GASTON REALTY COMPANY 3712A NOLENSVILLE ROAD, NASHVILLE, TENN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.W. GROWDEN (NAME)	FIRST & MID-SOUTH MORTGAGE CO. (NAME)	Map 147-2
505 ELAINE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Par. 2
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (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, WENDELL W. PRICE and wife, FRANCES P. PRICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. W. GROWDEN and wife, MINERVA J. GROWDEN

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. 78 on the Plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 78 fronts 108 feet on the south side of Elaine Drive, and runs back 195.8 feet on the west line and 205.2 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 68.1 feet.

BEING the same property conveyed to Wendell W. Price and wife, Frances P. Price from Donald M. Bay and wife, Joan M. Bay, by deed and recorded in Book 3903, Page 752, said Register's Office.

CONVEYANCE of this property is made subject to restrictions recorded in Book 2345, Page 514, as amended by instrument in Book 2393, page 627, said Register's Office, and the recorded Plan of record in Book 2331, page 18, said Register's Office, which shows an owner's certificate, a 40 foot setback line from Elaine Drive, and a 10 foot easement for public utilities along the east and rear lines of the lot.

As a part of the consideration, the Grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust of record in Book 3349, Page 331, Register's Office for Davidson County, Tennessee, reference to which is here made.

This is (unimproved / improved) (X) property, known as 505 Elaine Drive, Nashville, Tennessee
(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 hand S this 16th day of September 1969

Wendell W. Price

Frances P. Price

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, MARBUT G. GASTON, a Notary Public in and for said County and State, the within named WENDELL W. PRICE AND WIFE, FRANCES P. PRICE

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 16th day of September 19 69

Commission expires Feb. 7, 1973

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

WARRANTY DEED

FROM
WENDELL W. PRICE and wife,
FRANCES P. PRICE

TO
J. W. GROWDEN and wife,
MINERVA L. GROWDEN

A 54924

IDENTIF. REFERENCE

SEP 22 10 18 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

SEP 22 69 CONV 19,068.56
SEP 22 69 S'TAX A* 49.66
SEP 22 69 PR'FEE A* .50
SEP 22 69 W'DEED A* 3.00 * 53.16