FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Wm M Dearborn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March 19 70.

Attest: Andrew Rogers
Notary Public

MY COMMISSION EXPIRES: Deputy Register
(AFFIX SEAL)

Mail to →

THIS INSTRUMENT WAS PREPARED BY
Dearborn, Berry & Warner, Attys., 400 Commerce Union Bank Building, Nashville, Tennessee.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace's Realty Corporation (NAME)	Same (NAME)	Map. 103-15
500 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 29
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(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 R. Bagwell and wife, Agnes Brewton Bagwell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grace's Realty Corporation,

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 the southerly parts of Lots Nos. 1 and 2 on the Map of Bransford Realty Company's Subdivision of Lots 4 and 5 of Kenner-Manor Subdivision, as of record in Book 421, page 155, Register's Office for said County.

Said parts of said lots adjoin and front together 68.5 feet on the northeasterly side of Kenner Avenue and run back between lines, 205.5 feet, more or less, on the northwesterly line of Lot 1 and 197.22 feet, more or less, on the southeasterly line of Lot No. 2 to a dead line in the rear, measuring 80 feet, more or less, thereon, said dead line being the southwesterly line of the property conveyed to City of Nashville, by deed of record in Book 2031, page 7, said Register's Office.

Being the same property conveyed to Charles R. Bagwell and wife, Agnes Brewton Bagwell, by deed from Martha Jane Gallaway, as of record in Book 2034, page 510, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 100 Kenner Avenue, Nashville, Tennessee 37205
(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 20th day of March, 1970

Charles R. Bagwell

Agnes Brewton Bagwell

STATE OF TENNESSEE
Davidson County

BOOK 4405 PAGE 775

Personally appeared before me, B Tillwright, a Notary Public in and for said County and State, the within named Charles R. Bagwell and wife, Agnes Brewton Bagwell,

the 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 20th day of March 19 70.

Commission expires 2-3-74

B Tillwright
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 R. BAGWELL, ET UX

TO

GRACE'S REALTY CORPORATION

A 72217

IDENTIF. REFERENCE

MAR 23 1 49 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR23'70	CONV	42,500.00			
MAR23'70	S'TAX		A*	110.50	
MAR23'70	PB'FEE		A*	.50	
MAR23'70	W'DEED		A*	3.00	* 114.00