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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 $5,600.00

George Sain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 1970

John D. Holland II
Notary Public

MY COMMISSION EXPIRES: 04 Aug 74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Muriel McNabb, Attorney, 213 3rd. Avenue, North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Gray (NAME)	George Gray (NAME)	Map 106-10
Old Smyrna Road, (STREET ADDRESS OR ROUTE NUMBER)	Old Smyrna Road (STREET ADDRESS)	Par. 3-4
Brentwood, ~~Nashville~~, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	~~Nashville~~ Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	PW

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~~, I, George Sain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Gray

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 the 6th Civil District of Davidson County, Tennessee, described according to a survey by Dixie Engineering Associates, dated July 6, 1970, as follows:

Beginning on the southerly margin of a dedicated alley also the easterly line of the Joe Katz property of record in book 4239, page 988, Register's Office for Davidson County, Tennessee; thence with Katz's easterly line south 22° 43' west 310.08 feet to a concrete monument; thence south 67°00' east 75.00 feet to a concrete monument; thence south 54° 56' east 224.10 feet to a concrete monument; thence north 22° 43' east 504.38 feet to a concrete monument; thence north 67° 17' west 168.87 feet to a concrete monument in the easterly margin of Cole Avenue; thence with the easterly margin of Cole Avenue south 22° 43' west 146.00 feet to a point; thence north 67° 17' west 125.00 feet to the point of beginning.

Said property was devised to Fannie Hill Sain by Will of Ervin J. Sain, deceased of record in Will Book 77, page 287, Probate Court for said County, and said devisee predeceased Testator survived by George T. Sain.

(Mrs. Grace M. Sain, wife of George Sain, joins in the executing of this instrument in order to relinquish any rights she may have thereunder.)

This is unimproved (X) improved ( ) property, known as Cole Ave. (House Number) (Street) Nashville, Tennessee (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 this 25th day of August, 19 70

George T. Sain

Grace M. Sain

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. C. Simpkins, a Notary Public in and for said County and State, the within named George Sain and wife, Mrs. Grace M. Sain

the bargainor, 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 25th day of August 19 70

Commission expires Nov. 15, 1976 C. C. Simpkins
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 George Sain

TO George Gray

File: Union Trust Co. box.

A 8 8 1 3 0

IDENTIF. REFERENCE

AUG 26 3 38 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 26 70		CONV	55,600.00		
AUG 26 70	S'TAX		A*	144.56	
AUG 26 70	PR'FEE		A*	.50	
AUG 26 70		W'DEED	A*	3.00	* 148.06