This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Mr. and Mrs. James H. Chandler, Jr.

TO

Mr. and Mrs. Walter Fitz Bernell James

For draftsman's use

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THIS INSTRUMENT PREPARED BY
WOMACK, KELLEY, ATTY
717 STAHLMAN BLDG
NASH TENN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Fitz Bernell James (NAME)	Same (NAME)	Map 105-1
Lot 1 - 14th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	901 14th Avenue, S. (STREET ADDRESS)	Par 44
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville Tennessee 37212 (CITY) (STATE) (ZIP)	mp.

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

MAR 16 1 56 PM '71

FEE PAID TO REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,300.00 Walter Fitz Bernell James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF ~~November~~ March 19 71.

Notary Public

MY COMMISSION EXPIRES: Sept 19 1972

(AFFIX SEAL)

807802

For and in Consideration of the sum, of - - - - - - ($15,300.00) - - - - - - - - - -

FIFTEEN THOUSAND THREE HUNDRED & NO/100 - - - - - - - - - - - - DOLLARS Cash in hand paid by Walter Fitz Burnell James and wife, Pauline M. James, the receipt of all of which is by us acknowledged,

We, James H. Chandler, Jr., and wife, Elzer S. Chandler,

have bargained and sold, and by these presents do transfer and convey unto the said Walter Fitz Bernell James and wife, Pauline M. James, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Resubdivision of Lot No. 1, Section 14, Edgehill Estates, as of record in Book 4350, page 146, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of 14th Avenue South, at the Common corner of Lots Nos. 1 and 2; thence with the line between said Lots, north 82 deg. 10' 27" west 141.75 feet to a point in the easterly margin of an alley; thence with the margin of said alley, north 8 deg. 17' 03" east 38.53 feet to a point in the beginning of a curve; thence around said curve, northeasterly 31.25 feet to a point in the southerly margin of South Street; thence with the same, south 82 deg. 10' 27" east 96.71 feet to a point; thence southeasterly around a curve, 39.47 feet to a point in the westerly margin of 14th Avenue South; thence with the margin of the same, south 8 deg. 17' 03" west 33.17 feet to the point of beginning.

Being the same property transferred to James H. Chandler, Jr., by deed from Nashville Housing Authority, as of record in Book 4429, page 585, Register's Office for Davidson County, Tennessee.

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This is ~~unimproved~~ improved property, known as Lot No. 1 - 14th Avenue, South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Fitz Bernell James & wife, Pauline M. James their heirs and assigns, forever.

And we do covenant with the said Walter Fitz Bernell James & wife, Pauline M. James 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.

And we, James H. Chandler & wife, Elzer S. Chandler, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Fitz Bernell James, et ux their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand ~~s~~ this 16 day of ~~November~~ MARCH 71, 19 ~~70~~

James H. Chandler

Elzer S. Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MORRIS LEVINE, a Notary Public in and for said County and State, the within named James H. Chandler, Jr., & wife, Elzer S. Chandler,

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 16 day of ~~November~~ MARCH 71, 19 ~~70~~

Morris Levine, Notary Public.

Commission expires MAY 12 1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

	CONV	15,300.00	
	S'TAX	A*	39.78
	PR'FEE	A*	.50
	D'EED	A*	3.00
			43.28

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 ____