BOOK 4580 PAGE 396 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17007.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 1972.

Notary Public

MY COMMISSION EXPIRES: 11/19/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. R. Creager, Jr. (NAME)	Lomas & Nettleton, Inc. (NAME)	Map 75-13
309 Bonnacroft Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 208
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Pd

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, William Earnest Walpole and wife, Vera Mae Walpole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. R. Creager, Jr.

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. 162 on the Plan of Hermitage Hills, as of record in Book 2900, page 48 and 49, Register's Office for said County.

Said lot fronts 110 feet on the northerly side of Bonnacroft Drive and runs back 130.5 feet on the easterly line and 198 feet on the westerly line to a dead line in the rear on which it measures 83.7 feet. This property is improved and known as 309 Bonnacroft Drive, Hermitage, Tennessee.

Being the same property conveyed to William Earnest Walpole and wife, Vera Mae Walpole, by deed from, Federal Housing Commissioner, of Washington, D. C., his successors and assigns, as of record in Book 3926, page 882, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 309 Bonnacroft Drive, Hermitage, Tennessee 37076
(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 hands this 25th day of February, 19 72

X William Earnest Walpole

X Vera Mae Walpole

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Earnest Walpole and wife, Vera Mae Walpole

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 25 day of February 1972.

Commission expires 11/19/73

J. S. Glass
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 William Earnest Walpole, et ux

TO J. R. Creager, Jr.

B 5 0 3 1 2

IDENTIF. REFERENCE

MAR 1 9 58 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PREPARED BY
W. G. TRABER, ATTORNEY
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

MAR-1 72	CONV	17,007.97			
MAR-1 72 S TAX			A*	44.20	
MAR-1 72 PRT FEE			A*	.50	
MAR-1 72	W DEED		A*	4.00	* 48.70