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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 $ 22,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF August, 1972

Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
from information ~~xxxxx~~ furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Troxler (NAME)	Same (NAME)	15D 57475
1821 Welcome Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 73-9
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 97

Mail-

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, JOHN A. BEGLEY and wife, CAROL J. BEGLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL A. TROXLER

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:

BEING Lot No. 113 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for said County.

SAID Lot fronts 80 feet on the northeasterly side of Welcome Lane and runs back 153.65 feet on the northwesterly line and 157.43 feet on the southeasterly line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to John A. Begley and wife, Carol J. Begley by deed from Carol Reed, Lynn Masters and Frank Leslie Crosswy, the only heirs at Law of LaRue L. Crosswy, of record in Book 4593, page 330, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1821 Welcome Lane, 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 6TH day of July, 1972

John A. Begley

Carol J. Begley

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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 John A. Begley and Carol J. Begley

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 6TH day of July 19 72.

Commission expires Nov. 12, 1972

Rocky L. Montoya
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 JOHN A. BEGLEY, et ux

TO Joel A. Troxler

B 7. 1. 3 2 6

IDENTIF. REFERENCE

AUG 14 10 48 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 72	CONV	22,900.23			
AUG 14 72	S TAX		A*	59.54	
AUG 14 72	PR FEE		A*	.50	
AUG 14 72	W DEED		A*	4.00	* 64.04