4641 P 793

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,190.18

Ernest R Stroud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 19 72.

Notary Public

MY COMMISSION EXPIRES: 4-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest R. Stroud, et ux (NAME)	KIMBROUGH-KAVANAUGH & ASSOCIATES (NAME)	12D
3310 Doverside Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 50-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 026

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, Willie Mae Canady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest R. Stroud and wife, Patricia Y. Stroud

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. 576 on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, page 80, Register's Office for said County.

SAID Lot No. 576 fronts 73.3 feet on the southerly margin of Doverside Drive and runs back between lines 150 feet on the easterly line and 150 feet on the westerly line, to a dead line in the rear on which it measures 81.82 feet.

BEING the same property conveyed to Willie Mae Canady, by deed from Myrtle Ethel Dean, unmarried, of record in Book 4639, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270, amended in Book 3616, page 269, and further amended in Book 3702, page 519, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid principal balance owing to Kimbrough-Kavanaugh & Associates, in the original principal amount of $ 14,150.00, of record in Book 3740, page 553, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3310 Doverside Drive (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 MY hand this 9th day of October, 19 72

Willie Mae Canady
Willie Mae Canady

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Canady

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of October 1972

Commission expires 11-8-75

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 WILLIE MAE CANADY

TO ERNEST R. STROUD, ET UX

B 7 9229

IDENTIF. REFERENCE

OCT 10 10 55 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 10 72	CONV	15,190.18			
OCT 10 72	S TAX		A*	39.52	
OCT 10 72	PR FEE		A*	.50	
OCT 10 72	W DEED		A*	4.00	* 44.02