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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 $40,500.00

James B. Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 73

L. M. Wood
Notary Public

MY COMMISSION EXPIRES: 11-8-1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
L. M. Wood, Attorney, 1916 Eighth Avenue, So., Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James B. Gann (NAME) | Home Federal Savings & Loan Co. (NAME) | 127-16-7 |
| 106 Harpeth Valley Rd. (STREET ADDRESS OR ROUTE NUMBER) | Fourth and Church Street (STREET ADDRESS) | M.C. |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 9D 8005 |

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 Edward Carlton and wife, Dorothy C. Carlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Gann and wife, Virginia E. Gann

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. 63 on the Map of Bellevue Manor, of record in Book 3600, pages 32 and 33, Register's Office for said County.

BEGINNING at a point in the south margin of Bellevue Manor Drive, the common front corner of Lots Nos. 63 and 64 on said plan; thence along the margin of said Drive westwardly 119.66 feet to a concrete monument; thence continuing along the margin of said Drive and in a westwardly direction 45 feet to a concrete monument which is the beginning of a curve; thence around said curve 39.27 feet to a concrete monument on the east margin of Harpeth Valley Road; thence along the east margin of said Road, southwardly 212.01 feet to a point; thence eastwardly 169.45 feet to a point the rear common corner of Lots Nos. 63 and 64; thence along the dividing line between said lots, northwardly 265.48 feet to the point of beginning.

BEING the same property conveyed to William E. Carlton and wife, Dorothy C. Carlton by deed from Clarence Siegrist and wife, Bertha Siegrist, or record in Book 4005, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants of record in Book 3672, page 507 and Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee.

William E. Carlton, as named herein, and William Edward Carlton, as signed hereon, is one and the same person.

This is unimproved / improved (X) property, known as 106 Harpeth Valley Road, 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 hands this 19th day of January, 19 73.

William Edward Carlton

Dorothy C. Carlton

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 William Edward Carlton and wife, Dorothy C. Carlton

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 19th day of January, 19 73

Commission expires 11-8-1975

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

L-50,526-4

WARRANTY DEED

FROM
William Edward Carlton and
Dorothy C. Carlton

TO
James B. Gann and
Virginia E. Gann

File..Home Federal

B92206

IDENTIF. REFERENCE

Jan 23 3 21 PM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| JAN23 | CONV | 40,500.00 | | |
| JAN23 | S'TAX | A* | 105.30 | |
| JAN23 | PR'FEE | A* | .50 | |
| JAN23 | W'DEED | A* | 4.00 | * 109.80 |