BOOK 4724 PAGE 530

THIS INSTRUMENT PREPARED BY:

John B. Harper
909 Estes Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Richard H. Christenson Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1973.

Notary Public

MY COMMISSION EXPIRES: 4/23/76

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

3800

IDENTIF. REFERENCE

JUL 3 9 11 AM '73

FILED & RECORDED DAVIDSON COUNTY, TENN.

| Address New Owners As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Richard H. and Karen E. Christenson | NATIONAL MORTGAGE COMPANY | 116-8 |
| 909 Estes Road | 4041 Knight Arnold Road | 49 |
| Nashville, Tennessee | Memphis, Tennessee | PW |

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED JULY 15, 1971, AND FILED FOR RECORD JULY 22, 1971, IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IN BOOK 4522, PAGE 544, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $26,400.00 PAYABLE TO NATIONAL MORTGAGE COMPANY IN MEMPHIS, TENNESSEE, WHICH DEBT THE GRANTEES HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE, WE, JOHN B. HARPER AND WIFE, JULIET B. HARPER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD H. CHRISTENSON AND WIFE, KAREN E. CHRISTENSON, 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. 77 on the Map of Clearview As of record in Book 843, Page 8, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Wilson Avenue 139 feet north of the northerly margin of Woodmont Circle or Kenner Avenue thence westerly parallel to the north Margin of Woodmont Circle or Kenner Avenue, 185.5 feet to the easterly line of Lot No. 78; thence with the line of the same, northerly 44 feet to the northeast corner of said lot No. 78; thence with the north line of the same, westerly 38 feet to the common corner of lots Nos. 68 and 77 in the north line

of Lot No. 78; thence with the line between lots Nos. 68 and 77, northerly 58 feet to the common corner of Lots Nos. 76 and 77; thence with the line between said lots easterly 230 feet to the westerly margin of Wilson Avenue thence with the margin of Wilson Avenue, southerly 104 ft. to the beginning.

Being the same property conveyed to John B. Harper and wife, Juliet Harper, by warranty deed from Edna R. Jones of record in Book 4522, Page 542, Register's Office of Davidson County, Tennessee.

This is improved property known as 909 Estes Road, Nashville, Tennessee 37215.

BY ACCEPTANCE OF THIS DEED, THE GRANTEES FURTHER HEREBY ASSUME THE OBLIGATIONS OF JOHN B. HARPER AND WIFE, JULIET B. HARPER UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION OF THE UNITED STATES GOVERNMENT TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

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 8th day of June, 1973.

John B. Harper

Juliet B. Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia M. Weber, a Notary Public in and for said County and State, the within named John B. Harper and wife, Juliet B. Harper, 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 8th day of June, 1973.

My Commission Expires: My Commission Expires Nov. 12, 1976

Virginia M. Weber
Notary Public
My Commission Expires



JUL-3P CONV 35,000.00
JUL-3P S'TAX A* 91.00
JUL-3P P&FEE A* .50
JUL-3P WDEED A* 4.00 * 95.50