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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 $ 48200

Carl D. Dye, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Dec., 1973.

Fred A. Ramsey
Notary Public

MY COMMISSION EXPIRES: July 29, 1975
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:

W. E. WEEMS, II
Attorney at Law
3310 Lebanon Road Building
Hermitage, Tennessee 37076

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl D. Dye, Sr. (NAME)	United American Savings & Loan Association (NAME)	
1721 Nassau Street (STREET ADDRESS OR ROUTE NUMBER)	1009 Donelson Street (STREET ADDRESS)	81-B
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	333

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, George Daniel, Sr. and wife, Lula Mai Daniel, by and through their attorney-in-fact, Donald R. O'Guin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl D. Dye, Sr. and Molly C. Dye

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. 5 on the Plan of W. S. Settle's Subdivision of Lots 249 and 277, inclusive, in the North Nashville Real Estate Company Plat of Lots as of record in Book 57, page 71, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines 155 feet in the easterly margin of Jenkins Street.

Being the same property conveyed to George Daniels, Sr. and wife Lula Mai Daniels by deed from American Holding Corporation, Inc., of record in Book 4722, page 370, Register's Office for Davidson County, Tennessee. George Daniels, Sr. and Lula Mai Daniels are one and the same as George Daniel, Sr. & Lula Mai Daniel.
Grantors herein made Donald R. O'Guin attorney-in-fact for purpose of this conveyance, by instrument of record in Book 4768, page 429, Register's Office, Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust to Donald R. O'Guin, Sr., Trustee, of record in Book 4722, page 372, said Register's Office, and also that the escrow account in connection with the aforesaid deed of trust and the hazard insurance policy on the subject property is hereby transferred and assigned to the said Grantees.

This conveyance is subject to setback lines, easements, encumbrances, encroachments and restrictions as of record in Book 57, pgae 71 and Book 4722, page 372, said Register's Office.

unimproved ( ) This is improved (X) property, known as 1721 Nassau Street, 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 5 day of December, 1973

Donald R. O'Guin, Attorney-in-Fact
DONALD R. O'GUIN, Attorney-in-Fact

for George Daniel, Sr. and Lula Mai Daniel, Grantors herein.

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 5th day of December, 1973, before me personally appeared Donald R. O'Guin, to me known to be the person who executed the foregoing instrument in behalf of George Daniel, Sr. and Lula Mai Daniel, and acknowledged that he execute the same as the free act and deed of said George Daniel Sr., and Lula Mai Daniel.

Witness my hand and official seal at Old Hickory, Tennessee, this 5th day of December, 1973.

Fred D. Ramsay
Notary Public

My Commission Expires: July 27 1977

C 3 4 3 8 0

IDENTIF. REFERENCE

DEC 7 10 02 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM

O'GUIN, Attorney-in-Fact for

DANIEL

TO

DYE

RETURN TO: RAMSAY REALTY
P.O. BOX 262 MADISON TENN. 37115

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. O'Guin, Attorne-in-Fact for George Daniel, Sr. and Lula Mai Daniel, the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tennessee, this day of 19

Commission expires Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively partners (his oath) (himself) (they) the within named bargainor, a corporation, and that (he) 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 and attesting the same by the said as such as such

Witness my hand and official seal at office at on this the day of 19

My commission expires Notary Public