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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 $21,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1973

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy James Jefferson et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	15DA 1980
1624 Cahal Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 72-14
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 295

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, Thomas C. Elder and wife, Dorothy Elder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Percy James Jefferson and wife, Claudyne B. Jefferson

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 Lots Nos. 1, 2 and 3, of Block "A" on the Map of H. A. Christensen's Subdivision of Belle Forest No. 2, as of record in Book 843, page 94, Register's Office for said County, said lots being described together as follows:

BEGINNING at the southwest corner of Cahal and Scott Avenues; thence with the westerly margin of Scott Avenue, southwardly 166.7 feet to the corner of Lots No. 3 and 4; thence with the line between said two lots, westwardly 160 feet to the easterly line of Lot No. 8; thence with the said line, northwardly 167.1 feet to the southerly margin of Cahal Avenue; thence with said Avenue, eastwardly 160 feet to the beginning.

BEING the same property conveyed to Thomas C. Elder and wife, Dorothy Elder, by deed from J. E. Frazier and wife, Agnes May Frazier, of record in Book 1516, page 157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (X) unimproved ( ) property, known as 1624 Cahal Avenue, Nashville, Tennessee 37206 (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 13th day of December, 19 73

Thomas C. Elder

Dorothy Elder

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 Thomas C. Elder and wife, Dorothy Elder

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 13th day of December 1973

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 (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

file in box # 4

WARRANTY DEED

FROM
THOMAS C. ELDER ET UX

TO
PERCY JAMES JEFFERSON ET UX

C 35376

IDENTIF. REFERENCE

DEC 14 3 41 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

DEC 14 73	CONV	21,100.00			
DEC 14 73	S'TAX		A*	54.86	
DEC 14 73	PR'FEE		A*	.50	
DEC 14 73	W'DEED		A*	4.00	* 59.36

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.