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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 $ 13,900.00

X Herman L. Minnick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1974.

William E. Davis
Notary Public

MY COMMISSION EXPIRES: 11-23-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. B. Annam, Attorney At Law 626 Gallatin Rd. S., Madison, Tn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman L.Minnick and Wife (NAME)	Lomas & Nettleton, (NAME)	83-3-196
209 Rosebank Ave., (STREET ADDRESS OR ROUTE NUMBER)	20th Fl,L.& C. Tower, (STREET ADDRESS)	F.B. #
Nashville,Tenn.37216 (CITY) (STATE) (P. O. ZIP)	Nashville,Tennessee 37219 (CITY) (STATE) (ZIP)	27W17175

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, J. L. Allen and wife Betty L. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman L. Minnick and Wife Edna R. Minnick,

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 parts of Lots 2 and 3 on the Plan of George C. Waters' Second Addition, as of record in Book 161, page 172, Register's Offive for said County, and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated December 3, 1958, as follows:

Beginning at a point in the southerly margin of Rosebank Avenue, the common corners of Lots 3 and 4; thence easterly with the margin of the same, 39 feet to a point; thence southeasterly parallel to and 56.5 feet southwesterly from the main north bound track of the L. & N. Railroad, 172.3 feet, more or less, to a point in the northerly margin of an alley; thence westerly with the margin of the same, 103 feet to the common rear corner of Lots 3 and 4; thence northerly with a line between said two lots, 160 feet to the point of beginning.

Being the same property conveyed to J. L. Allen and wife, Betty L. Allen by deed from John C. Barbour and wife, Gloria Jean Barbour as of record in Book 4550, page 373, Register's Office for said County.

Grantees, hereby, assume and agree to pay the balance due on a certain promissory note dated June 25, 1971 payable to Lomas and Nettleton Company secured by a deed of trust to Earnest W. Turnbull, Trustee as of record in Book 4518, page 594, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 209 Rosebank Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (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 21st day of May, 1973

J. L. Allen

Betty L. Allen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, William H. Dorris, a Notary Public in and for said County and State, the within named J. L. Allen adn wife Betty L. Allen

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 21st day of May, 1973

Commission expires 11-3-76

William H. Dorris
Notary Public

WILLIAM H. DORRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ 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 _____ 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
J. L. Allen & wife Betty L.

TO
Herman L. Minnick and Wife,
Edna R. Minnick.

C 38525

IDENTIF. REFERENCE

JAN 15 11 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 15	CONV	13,900.00			
JAN 15	STAX		A*	36.14	
JAN 15	PUFEE		A*	.50	
JAN 15	WDEED		A*	4.00	* 40.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.