BOOK 4790 PAGE 670

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February, 1974.

Notary Public

MY COMMISSION EXPIRES: 2 3 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren H. Black, et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	16DA 12865
844 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 - 4th Avenue, North (STREET ADDRESS)	Map 118-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 174

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, Robert F. Lance and wife, Lyde Ella Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren H. Black and wife, Mary Louise Black

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. 7 on the Map of C. B. Kelley's Subdivision of the south parts of Lots 29, 30 and 31, Battlefield Estates, Section No. 1, not of record, and described according to a survey made thereof by Z. J. Wilkinson, Surveyor, dated August 4, 1971, as follows:

BEGINNING at a point in the north margin of Clayton Avenue, 300 feet east of the easterly margin of Craig Avenue; thence northerly 175 feet to a point; thence easterly 75 feet to a point, the common corner of Lots Nos. 6 and 7 on said unrecorded plan; thence with the line between said two lots, southerly 175 feet to the north margin of Clayton Avenue; thence with said margin of said Avenue, westerly 75 feet to the point of the beginning.

BEING the same property conveyed to Robert F. Lance and wife, Lyde Ella Lance, by deed from James Alvin Willis and wife, Sallie C. Willis, of recordin Book _____, page _____, 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.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note in the original principal amount of $15,600.00, of record in Book 4076, page 759, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 844 Clayton Avenue, 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 21st day of February, 19 74

Robert F. Lance

Lyde Ella Lance

STATE OF TENNESSEE
Davidson County

BOOK 4790 PAGE 671

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Lance and wife, Lyde Ella Lance

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 February, 1974.

Commission expires 23 Nov 1977

Notary Public

JACKSON NOTARY PUBLIC DAVIDSON COUNTY

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

FEB22 CONV 22,300.00
FEB22 STAX A* 57.88
FEB22 PRFEE A* .50
FEB22 WDEED A* 4.00 * 62.48

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ROBERT F. LANCE, ET UX

TO

WARREN H. BLACK, ET UX

MAIL DEED TO: Lance + Ingram 2704-12th Ave S City — 37204

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

C43081

IDENTIF. REFERENCE

FEB 22 1 29 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.