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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 $ 20,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1974

Notary Public

MY COMMISSION EXPIRES: 10-26-77

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Mead & Mead Law Office, 108 Oak Valley Drive, Suite 202, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry A. Bell et ux (NAME)	Lomas & Nettleton Company (NAME)	
359 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	33-8
Goodlettsville, Tennessee (CITY) (STATE) (P. O.-ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	154 Pcl

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, EBBEN C. DEATON, JR. AND WIFE, JANE P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY A. BELL AND WIFE JOYCE

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 Lot No. 296 on plan of Gatewood Sub-Division, Section III, of record in Book 4175, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being the same property conveyed to Ebben C. Deaton, Jr., and wife Jane Probst Deaton by deed from D. D. Phillips Builders, Inc., of record in Book 4577, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenant contained in instrument of record in Book 4314, Page 290, said Register's Office; set back lines, easements, and witness line, and other limitations as shown on Plan of Record in Book 4175, Page 49, said Register's office; and easement for channel change of Record in Book 4193, Page 91, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement that the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Lomas & Nettleton Company of Virginia Beach, Virginia, of record in Book 4577, Page 982, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantees.

unimproved ( ) This is improved (X) property, known as 359 Janette Avenue (House Number) (Street) Goodlettsville, Tennessee (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 their hands this 1st day of March, 1974

Ebben C. Deaton, Jr. — Jane P. Deaton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Eleanor T. Mead, a Notary Public in and for said County and State, the within named Ebben C. Deaton, Jr. and wife, Jane P.

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 1st day of March, 19 74

Commission expires 10-26-77

Eleanor T. Mead
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 (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 _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

C 4 4 1 3 3

IDENTIF. REFERENCE

MAR 4 10 12 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-4? CONV 20,500.00
MAR-4? S'TAX A* 53.30
MAR-4? PB'FEE A* .50
MAR-4? W'DEED A* 4.00 * - 57.80