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THIRD NATIONAL BANK

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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 $ 19,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 1974.

Notary Public

MY COMMISSION EXPIRES: 5/17/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS AT LAW, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James D. Douglass, Jr. (NAME) | Third National Bank (NAME) | 16DA 06190 |
| 3100 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER) | Mortgage Loan Department (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37244 (CITY) (STATE) (ZIP) | |

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, A. B. Neil, Jr., and wife, Laddie Neil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Douglass, Jr., and wife, Bernice V. Douglass

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 the 7th, formerly the 10th, Civil District of said County, being a part of the L. G. Noel Lands, and shown on the Plan of Battlefield Estates, SEction NO. 1, as of record in Book 843, pages 96 and 97, Register's Office for said County, and being described as follows:

BEGINNING at a point on the southeasterly intersection between Lealand Lane and East Clayton Avenue; thence North 47° 10' East, with the southern line of East Clayton Avenue, 133.5 feet to an old iron pin in the western boundary of a lot conveyed to Mrs. Mary Linda Cooper, by deed from the Nashville Trust Company, of record in Book 962, page 582, said Register's Office; thence South 18° 20' East, with said boundary line, 166.3 feet to an iron pin; thence South 87° 15' West, 137.0 feet to an iron pin on the Lealand Lane right of way; thence North 10° 30' WEst, with said right of way, 75.0 feet to the point of the beginning.

BEING the same property conveyed to A. B. Neil, Jr., by deed from Vaden Lackey, Jr., Successor Trustee, of record in Book 4688, page 427, Register's Office for Davidson County, Tennessee. Laddie Neil, wife of the above-named A. B. Neil, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

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 ( ) unimproved ( X ) improved property, known as 3100 Lealand Lane, 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 hands this 4th day of March, 19 74

A. B. Neil, Jr.

Laddie Neil

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 A. B. Neil, Jr., and wife, Laddie Neil

the bargainors, 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 4th day of March, 1974.

Commission expires 5/1/76

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

Return to: THIRD NATIONAL BANK

WARRANTY DEED

FROM
A. B. NEIL, JR., ET UX

TO
JAMES D. DOUGLASS, JR., ET UX

C 4 4 4 4 6

IDENTIF. REFERENCE

MAR 6 8 58 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR-6-74 | CONV | . | 19,900.00 | | |
| MAR-6-74 | S'TAX | | | A* 51.74 | |
| MAR-6-74 | PR'FEE | | | A* .50 | |
| MAR-6-74 | W'DEED | | | A* 4.00 | * 56.24 |