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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Robert C. Roberts and wife,
Barbaa J. Roberts

TO

Tommy A. St. Charles and wife,
Joyce D. St. Charles

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy A. St. Charles Jr. (NAME)	The Lomas & Nettleton Company (NAME)	
256 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	146-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	201

(FOR REGISTER'S USE)

64907 5

IDENTIF. REFERENCE

APR 15 3 59 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,900.00 Tommy A. St. Charles Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 74

James T. ...
Notary Public

MY COMMISSION EXPIRES: 15 May 77

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to George I. Wilson, Trustee, of record in Book 4444, page 323, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Robert C. Roberts and wife, Barbara J. Roberts have bargained and sold, and by these presents do transfer and convey unto the said Tommy A. St. Charles and wife, Joyce D. St. Charles 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. 204 on the Plan of Cross Timbers Subdivision, Sec. 4, as of record in Book 4175, page 54, Register's Office for said County.

Said Lot No. 204 fronts 85 feet on the southerly side of Carriage Drive and runs back between lines, 155 feet on the westerly side and 166 feet on the easterly side, to a line at the rear on which it measures 85.72 feet thereon.

Being the same property conveyed to Robert C. Roberts and wife, Barbara J. Roberts, by deed from Bill M. Bowman and wife, Christine L. Bowman, of record in Book 4444, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4317, page 284, said Register's Office, and the Plan of record in Book 4175, page 54, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Carriage Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

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This is ( ) unimproved ( ) improved (X) property, known as 256 Carriage Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tommy A. St. Charles Jr. and wife, Joyce D. St. Charles their heirs and assigns, forever.

And we do covenant with the said Tommy A. St. Charles Jr. and wife, Joyce D. St. Charles 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., except as set out herein, and taxes for 1974 which have been assumed by the grantees.

And we, Robert C. Roberts and wife, Barbara J. Roberts do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tommy A. St. Charles Jr. and wife, Joyce D. St. Charles, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of April, 19 74

Robert C. Roberts

Barbara J. Roberts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert C. Roberts and wife, Barbara J. Roberts

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 1st day of April, 19 74

James T. Pollard, Notary Public

Commission expires 15 May 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared CONV 35,900.00, with whom I am personally acquainted, and who, upon oath, acknowledged APR15 STAX A* 93.34 self to be ..... of the APR15 PRFEE A* .50 APR15 WDEED A* 4.00 * 97.84, the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....