FORM NO. WD-1

BOOK 4810 PAGE 472

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,400.00

x Glenn Dale Lancaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1974.

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Glenn Dale Lancaster (NAME)	Same (NAME)	27W 15900
1603 Benjamin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 83-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 169

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~~ I, NOLA E. EMERY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENN DALE LANCASTER and wife, ROSIE LEE LANCASTER

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. 53 on the plan showing subdivision of Lots Nos. 8, 9, and 10, and part of Lot No. 7 of Block "A" Lots Nos. 13 and 14 in Block "B" and all of Block "C", in the Subdivision of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.

SAID Lot No. 53 fronts 50 feet on the northerly side of Benjamin Street and runs back 207 feet on the easterly line and 208 1/2 feet on the westerly line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Nola E. Emery by deed from Herman T. Cobb, Jr., and wife, Sarah C. Cobb of record in Book 4433, page 586, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed from Herman T. Cobb, Jr., and wife, Sarah C. Cobb to Nola E. Emery of record in Book 4433 page 586, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1603 Benjamin 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 my hand this 22nd day of April, 1974

Nola E. Emery

Nola E. Emery

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NOLA E. EMERY

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1974

Commission expires Aug 27th 1974

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

NOLA E. EMERY

TO

GLENN DALE LANCASTER ET UX

C 52066

IDENTIF. REFERENCE

APR 29 2 31 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR29'74	CONV	14,400.00		
APR29'74	S'TAX		A* 37.44	
APR29'74	PR'FEE		A* .50	
APR29'74	W'DEED		A* 4.00	* 41.94

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return To: WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201