BOOK 4813 PAGE 926 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1974.

W. Williams
Notary Public

~~MY COMMISSION EXPIRES~~: May 9, 1976
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Attorney, 2319 Crestmoor Dr., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston S. Dustin et ux (NAME)	Home Federal (NAME)	Map 116-16
4113 Sneed Avenue (STREET ADDRESS OR ROUTE NUMBER)	Z + C. Jones (STREET ADDRESS)	Parcel 23
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nash. Tenn (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~~ I, Ezell Craig Dustin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winston S. Dustin and wife, Juliette C. Dustin

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. 15 on the Plan of Wallace Subdivision, Part 1, of record in Book 1424, page 16, Register's Office for said County, described as follows:

Beginning on the westerly margin of Sneed Avenue at the corner of Lots 15 and 16; thence with the line between said two lots, westwardly 264.6 feet to the easterly line of Lot 10; thence with said line southwardly 106.4 feet; thence south 87 deg. 45' east 95.5 feet to the northwest corner of Lot 14; thence with the southerly line of said lot eastwardly 180 feet to the westerly margin of Sneed Avenue; thence with said Avenue, northwardly 151 feet to the beginning.

Being the same property conveyed to Ezell Craig Dustin by deed from Winston S. Dustin and wife, Juliette C. Dustin of record in Book 4774, page 427, Register's Office for Davidson County, Tennessee.

Grantees also agree to assume balance of mortgage due Home Federal Savings & Loan Association of record in Book 4542, page 955, Register's Office for Davidson County, and balance of mortgage due Peoples of Nashville Company of record in Book 4723, page 40, Register's Office for Davidson County, and balance of mortgage due Commerce Union Bank of record in Book 4774, page 429, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 4113 Sneed Road, 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 unincumbered, 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 9th day of May, 19 74

Ezell Craig Dustin Ezell Craig Dustin

STATE OF TENNESSEE
~~Davidson~~ County

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Ezell Craig Dustin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Jackson, Tennessee, this 9th day of May 1974.

Commission expires 7/22/75

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
Ezell Craig Dustin

TO
Winston S. Dustin and wife,
Juliette C. Dustin

C 53591

IDENTIF. REFERENCE

MAY 10 8 35 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY10 74	CONV	25,000.00			
MAY10 74	S'TAX		A*	65.00	
MAY10 74	PN'FEE		A*	.50	
MAY10 74	W'DEED		A*	4.00	* 69.50

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Insufficient When Received