FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.

Charles E. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1974.

Lora Clyde Hastings
Notary Public

MY COMMISSION EXPIRES: 2/8/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Frank C. Ingraham, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Charles E. Davis (NAME)	Same (NAME)	130-3-103
4005 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-33860

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, FRANK C. INGRAHAM, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. DAVIS, et ux, JERRELYNN P. DAVIS

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:

Lot 29 and the Easterly 55.3 feet of Lot No. 28 on the Map of a Re-Subdivision of part of Royal Oaks, as of record in Book 1424, Page 31, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the Southerly margin of Sunnybrook Drive, 55.3 feet West of the common corner of Lots 28 and 29; thence with the margin of said drive, Easterly 200 feet to a concrete monument at the beginning of a curve in Sunnybrook Drive; thence around said curve, Southeasterly 29.64 feet to a point in the Westerly margin of said drive; thence with said drive Southwardly 281.7 feet to a point; thence North 85°30' West 219.3 feet to a point; thence Northerly 306 feet, more or less, to the Point of Beginning.

Being the same property conveyed to Frank C. Ingraham, Trustee by deed from Robert N. Tuttle, et ux, Justine R. Tuttle, as recorded in Book 4801, Page 528, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions of record, including those appearing of record in Book 1557, Page 558, R.O.D.C.

This is unimproved ( ) improved (X) property, known as 4005 Sunnybrook Drive, 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 16th day of May, 19 74.

Frank C. Ingraham, Trustee

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 Frank C. Ingraham, Trustee 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 Nashville, Tennessee, this 16th day of May 19 74.

Commission expires July 24, 1977

Jeanette S. Banks
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 Frank C. Ingraham, Trustee

TO Charles E. Davis, et ux, Jerrelynn P. Davis

C 5 6 0 7 8

IDENTIF. REFERENCE

MAY 28 12 21 PM '74

DAVIDSON COUNTY, TENN.

Frank C. Ingraham
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
[redacted]
NASHVILLE, TENN.

MAY 28 74	CONV	72,000.00			
MAY 28 74	S'TAX		A*	187.20	
MAY 28 74	PR'FEE		A*	.50	
MAY 28 74	W'DEED		A*	4.00	* 191.70