~~RANDOLPH~~ RANDOLHH CO. REALTORS-- 2211 Crestmoor Nashville, Tenn. 37215

FORM NO. WD-1

BOOK 4826 PAGE 323

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-27-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., 807 American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Arba O. Herr (NAME)	The Lomas & Nettleton Company (NAME)	Map 132-9
4408 Cadillac Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 93
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	OH-07808

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, MARBUT GLENN GASTON, JR., TRUSTEE, with full power to mortgage, sell, transfer and convey without the joinder of beneficiaries, acting in my fiduciary capacity and not individually,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARBA O. HERR

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. 27 on the Map of the Resubdivision of certain lots in Oak Hill Subdivision, No. 1, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 85 feet on the easterly side of Cadillac Avenue and runs back between parallel lines, 300 feet to a dead line.

BEING the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of beneficiaries, by deed from Robert A. Gallaher and wife, Donna G. Gallaher, of record inBook 4808, page 316, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Lomas & Nettleton Company, of record in Book 4516, page 283, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Truste is hereby transferred to the said Grantee.

This is ( ) unimproved (X) improved property, known as 4408 Cadillac 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 17 day of June, 19 74

Marbut Glenn Gaston, Trustee

Marbut Glenn Gaston, Jr., Trustee

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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 Marbut Glenn Gaston, Jr.,

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 17 day of June 1974.

Commission expires March 4 1977

Harold E. Rowan Jr.
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

MARBUT GLENN GASTON, JR., TRUSTEE

TO

ARBA O. HERR

C 59422

IDENTIF. REFERENCE

JUN 19 10 11 AM '74

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Box 9
Castleman & Harris

JUN 19 74	CONV	27,250.00		
JUN 19 74	S'TAX		A* 70.72	
JUN 19 74	PR'FEE		A* .50	
JUN 19 74	W'DEED		A* 4.00	* 75.22