BOOK 1810 PAGE 15 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

James Lester Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1974.

John U. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(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 NUMBERS
James L. Reed (NAME)	First Federal S/L Association (NAME)	14D 21910
3576 Old Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Map 22
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 23

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, WILLARD M. GUPTON and wife, JO ANN C. GUPTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. REED and wife, EDITH A. REED

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 the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Solon E. Davis, Engineer, July 20, 1956, as follows:

BEGINNING at a point in the northerly margin of Old Clarksville Pike at the southeast corner of the property conveyed to John Russell Short and wife, by deed from J. L. Burton and wife, of record in Book 2861, page 77, Register's Office for said County; thence with said Short's easterly line, north 15° 45' 30" east 403.02 feet to said Short's northeast corner; thence south 74° 30' east 102 feet to the northwest corner of the property conveyed to Mrs. Annie Mae Robinson, et al, by deed from J. L. Burton and wife, of record in Book 2963, page 291, said Register's Office; thence with said Robinson's westerly line, south 16° 01' 40" west 402.58 feet to the northerly margin of said Pike; thence with the northerly margin of said Pike, westerly 49.1 feet to a point; thence with the same, north 74° 50' west 50.9 feet to the beginning, containing 0.93 acres, more or less.

BEING the same property conveyed to Willard M. Gupton and wife, Jo Ann C. Gupton by deed from B. L. Reding and wife, Elizabeth Field Reding of record in Book 3533, page 623, 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 of trust to First Federal Savings & Loan Association of record in Book 3562, page 613, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3576 Old Clarksville Highway, 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 our hand s this 31st day of July, 1974

Willard M. Gupton
Willard M. Gupton

Jo Ann C. Gupton
Jo Ann C. Gupton

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 WILLARD M. GUPTON and wife, JO ANN C. GUPTON

the bargainor S, 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 31st day of July 19 74.

Commission expires 5-1-76

John J. Adams
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

WILLARD M. GUPTON ET UX

TO

JAMES L. REED ET UX

C 6 5 6 1 4

IDENTIF. REFERENCE

AUG 2 9 41 AM '74

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Reed 1
Book

AUG-2[74]	CONV	31,000.00				
AUG-2[74]	S'TAX		A*	80.60		
AUG-2[74]	PR'FEE		A*	.50		
AUG-2[74]	W'DEED		A*	4.00	*	85.10