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 $27,500.00

Emma Lue Esmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 74.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Buidling, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Lue Esmon (NAME)	The Lomas & Nettleton Company (NAME)	16DA 12640
927 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 118 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 135

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, CORRINE SHELTON GARRETT, formerly Corrine M. Shelton, and husband CHARLES E. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMMA LUE ESMON AND REBECCA ROBERTS PEOPLES, as co-Trustees, with full power to convey and/or encumber without the joinder of any beneficiary

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. 37 on the unrecorded Map showing the Subdivision of the Vaulx Lands, not of record, and described according to a copy of a survey by Hal R. Swann, Jr., March 25, 1950, as follows:

BEGINNING at an iron pin in the south margin of East Clayton Avenue, 480 feet west of the west margin of Craig Avenue; thence southerly parallel to the west margin of Craig Avenue, 160 feet to an iron pin; thence westerly 80 feet to an iron pin; thence northerly 156.27 feet to an iron pin in the south margin of East Clayton Avenue; thence with the margin of same easterly 52.3 feet to a point, and continuing with the margin of same easterly 27.7 feet to the beginning.

BEING the same property conveyed to Corrine M. Shelton by deed from Virgil H. Ralston and wife, Mary K. Ralston of record in Book 4078, page 811, Register's Office for Davidson County, Tennessee, the said Corrine M. Shelton having since married, and her husband, Charles E. Garrett, joins in this conveyance for the purpose of conveying any martial rights he might have in the herein described property.

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 United Mortgagee Servicing Corp. of record in Book 3628, page 419, in the Register's Office for Davidson County, Tennessee, and also that the escorw account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 927 Clayton 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 our hands this 30th day of August, 19 74

Corrine Shelton Garrett
Corrine Shelton Garrett

Charles E. Garrett
Charles E. Garrett

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 Corrine Shelton Garrett and husband Charles E. Garrett

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 30th day of August 1974

Commission expires 5-1-76

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

MS

WARRANTY DEED

FROM CORRINE SHELTON GARRETT ET VIR

TO EMMA LUE ESMON ET AL

C 69604

IDENTIF. REFERENCE

SEP 3 1 55 PM '74

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

SEP-3-74	CONV	27,500.00			
SEP-3-74	S'TAX		A*	71.50	
SEP-3-74	PR'FEE		A*	.50	
SEP-3-74	W'DEED		A*	4.00	* 76.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Recd 1 Bk P

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