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 $ 8,141.33

Frank L. Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 27th DAY OF September, 1974.

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK L. CHEATHAM, etux (NAME)	VETERANS ADMINISTRATION (NAME)	MAP 72-7
2305 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	Regional Office 801 Broadway (STREET ADDRESS)	PAR 184
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (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, GABRIEL C. CARNAHAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK L. CHEATHAM and wife, MARY C. CHEATHAM,

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. 17 of the Young Heirs' Subdivision, in the 11th Civil District, not of record, and described according to a plat of said subdivision made by Harvey Gee, Surveyor, March 20, 1949, as follows:

BEGINNING at a point in the northerly margin of Huffine Street, the common corner of Lots Nos. 16 and 17; thence with the line between said lots northerly 186.6 feet to a point; thence easterly 75 feet to the northwest corner of Lot No. 19 of said plan, in the south line of Lot No. 20; thence with the line of Lots 19 and 18 southerly 188.1 feet to the northerly margin of Huffine Street; thence with the margin of said street westerly 75 feet to the beginning.

BEING the same property conveyed to Gabriel C. Carnahan by deed from the Administrator of Veteran's Affairs, United States of America, of record in Book 4825, page 248, Register's office for Davidson County, Tennessee, to which instrument reference is made as to restrictions,etc., and by deed from Della K. Carnahan of record in Book 4850, page 219, Register's Office for Davidson County, Tennessee. Della K. Carnahan hereby adjoins in the execution of this Deed in order to release all her marital rights in said property, if any.
As part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by Gabriel C. Carnahan and wife, Della K. Carnahan, to Joe A. Benedict and C. Wayne Beck, Trustees, of record in Book 4825, page 430, said Register's Office, to secure to the Veterans Administration, the payment of one note dated June 15, 1974, in the original principal amount of $7,500.00, payable in monthly installments of $59.01 each, including principal and interest beginning August 1, 1974, balance June 15, 2004.
Restrictive covenants of record in Book 17 14, page 621, R.O.D.C., Tn.
This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines,if any,and easements and rights of way for public utitlites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX property, known as 1407 Huffine Street, Nashville, Tennessee 37206
(Street 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 27th day of September, 1974

Gabriel C. Carnahan — Gabriel C. Carnahan

Della K. Carnahan — Della K. Carnahan

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 GABRIEL C. CARNAHAN and DELLA K. CARNAHAN

the bargainors, 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 27th day of September, 1974

Commission expires 7/20/76

Peter Weiss
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

C72174

File in Box #4

WARRANTY DEED

FROM
GABRIEL C. CARNAHAN

TO
FRANK L. CHEATHAM and wife,
MARY C. CHEATHAM

C 7 3 1 7 3

IDENTIF. REFERENCE

SEP 30 2 20 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 30 74	CONV	*8,141.33			
SEP 30 74 S'TAX			A*	21.06	
SEP 30 74 PR'FEE			A*	.50	
SEP 30 74	W'DEED		A*	4.00	* 25.56