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This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 10,100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF October 19 74

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McKINNEY AND EVERETT, Attorneys, P. O. Box 649, Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESTER B. PIERCE, ET UX (NAME)	Lomas & Nettleton Company (NAME)	6DA 15586
2826 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 119-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Par 110

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, FRED CARNAHAN, JR., and wife, ANNE CARNAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESTER B. PIERCE, and wife, LUCILLE M. PIERCE

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. 10 on the plan of Glenrose Subdivision, of record in Plan Book 1424, page 142, Register's Office for said County.

SAID Lot No. 10 fronts 119 feet on the northerly margin of Evelyn Avenue and extends back 162 feet on the westerly line and 115 feet on the easterly line to a dead line which is a broken line in the rear, measuring 140.37 feet thereon.

BEING the same property conveyed to Fred Carnahan, Jr., and wife, Anne Carnahan, by deed from Gordon B. Taffar and wife, Dorothy J. Taffar, of record in Book 4850, page 209, 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 Murphree Mortgage Company of record in Book 4486, page 298, 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 (XX) property, known as 86 Evelyn Avenue, Nashville, Tennessee 37211
(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, 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 1st day of October, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred Carnahan Jr. Anne Carnahan

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STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED CARNAHAN, JR., and wife, ANNE CARNAHAN

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 Madison, Tennessee, this 1 day of October, 1974

Commission expires November 13, 1975

Notary Public

STATE OF TENNESSEE
County of _____

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

FRED CARNAHAN, JR., and wife,

ANNE CARNAHAN

TO

LESTER B. PIERCE, and wife,

LUCILLE M. PIERCE

C 73447

IDENTIF. REFERENCE

OCT 2 8 30 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Return To,

JERNIGAN & ASSOCIATES INC.
1303 GALLATIN ROAD NORTH
MADISON, TENN. 37115
PHONE 868-3493

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

OCT-2[illegible]	CONV	14,100.00			
OCT-2[illegible] S'TAX			A*	36.66	
OCT-2[illegible] PR'FEE			A*	.50	
OCT-2[illegible]	W'DEED		A*	4.00	* 41.16