inside 72-14
Parcel 380 KC

BOOK 4881 PAGE 148

NAME & ADDRESS OF NEW OWNERS:

Robert F. Lance and
Nollie Peeler
2001 Scott Avenue
Nashville, Tennessee

SEND TAX STATEMENTS TO:

Same
Bobby Lance
2704-12th Ave South
C. Ky
37204

Map-Parcel Numbers: _____

SPECIAL WARRANTY DEED

THIS INDENTURE entered into between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, a corporation organized and existing under the laws of the United States of America, with its principal office located at Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and ROBERT F. LANCE, married, and NOLLIE PEELER, unmarried, their successors and assigns, hereinafter called Grantees.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid and other good and valuable consideration, receipt of all of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantees and unto their successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

> Being the North half of Lot No. 8 and the South half of Lot No. 9 on the Map of Elbon, not of record, and being a Subdivision of Lot No. 37 and the westerly part of Lot No. 38 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of Scott Avenue, 140 feet more or less south of the southeast intersection of Scott Avenue and Chesterfield Avenue, being the northwest corner of that part of Lot No. 8 conveyed to Edward E. Lea, by deed of record in Book 1172, page 14, said Register's Office; thence easterly with Lea's north line 175 feet to a point; thence south 3° west 50 feet to the point of beginning.
>
> Being the same property conveyed to First Federal Savings & Loan Association of Nashville, by Trustee Deed from John H. Roe, Jr., Substitute Trustee, of record in Book 4847, page 262, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2001 Scott Avenue, Nashville, Tennessee.
>
> This conveyance is made subject to easements, restrictions, and set back lines, and taxes for 1974 applicable to said property.

C84175

TITLE REFERENCE

JAN 13 1 49 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

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 and their assigns forever. Grantor covenants with the said Grantees and their successors and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same in unencumbered, except as hereinbefore stated.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to the said Grantees and their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 8th day of November, 1974.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

By: _____
G. S. Scoville,
Assistant Vice President

ATTEST:

Margie J. Wilkerson
Margie J. Wilkerson, Secretary

JAN 13 75 CONV *9,250.00
JAN 13 75 S'TAX A* 23.92
JAN 13 75 R'FEE A* .50
JAN 13 75 W'DEED A* 4.00 * 28.42

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared G. S. Scoville and Margie J. Wilkerson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Assistant Vice President and Secretary, respectively, of the First Federal Savings and Loan Association of Nashville, the within named bargainor, a corporation, and that they as such Assistant Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said G. S. Scoville as such Assistant Vice President, and attesting the same by the said Margie J. Wilkerson, as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, on this the _____ day of December, 1974.

L. Baldyga
Notary Public

L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

8-1-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property is $9,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 8th day of December, 1974.

L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-1-77 Notary Public: L. Baldyga