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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1975.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
from information furnished by the parties
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford Combs (NAME)	The Chamberlain Company (NAME)	27W 15780
2008 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay at Oak (STREET ADDRESS)	Map 83-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Chattanooga, Tennessee (CITY) (STATE) (ZIP)	Par 107

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, HUTTON, INC., REALTORS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFFORD COMBS

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 the west half of Lot No. 2 on the plan of Sneed and Hamilton's Resubdivision in the First Subdivision of Brownsville, of record in Book 161, page 149, Register's Office for said County.

SAID west half of Lot No. 2 fronts 50 feet on the southerly margin of Benjamin Avenue, formerly Locke Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Hutton, Inc., Realtors by deed from Joseph Kelly Bell and wife, Donna Bell of record in Book 4736, page 987, 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 The Chamberlain Company of record in Book 4682, page 156, 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 Grantee.

This is unimproved ( ) improved (X) property, known as 2008 Benjamin Street, 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 my hand this 13th day of February, 19 75

HUTTON, INC., REALTORS

BY:
Archie F. Hutton, President

Return to: Hutton Inc., Realtors
367 Gaddes Dr., Nashville 37221

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Archie F. Hutton and _____ with whom I am personally acquainted and who upon (his oath) ~~(this several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the HUTTON, INC., REALTORS the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Archie F. Hutton as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 28th day of February, 1975.

My commission expires 12-05-78 Rebecca M[illegible] Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

HUTTON, INC., REALTORS

TO

CLIFFORD COMBS

C 89160

IDENTIF. REFERENCE

MAR 3 8 31 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-3[illegible]	CONV	15,100.00				
MAR-3[illegible] S'TAX			A*	39.26		
MAR-3[illegible] PR'FEE			A*	.50		
MAR-3[illegible]	W'DEED		A*	4.00	*	43.76