FORM NO. WD-1

BOOK 4900 PAGE 710

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF April 19 75

Notary Public

MY COMMISSION EXPIRES: 11-15-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson Attorneys, Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landers Company, Inc. (NAME)	same (NAME)	
2204 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	118-4
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	81 pt

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, Jack O'Neal and wife, Sandra R. O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landers Company, Inc.

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 the Sixth District of Davidson County, Tennessee, being Lots Numbers 3 and 10, on the Plan of Subdivision of the G.P. Rose property dated March _____, 1925.

Said Lot No. 3 fronts 63 feet 6 inches on the easterly side of Nolensville Pike, measuring 58 feet across the rear, extending back 228½ feet on the northerly line and 202 feet on the southerly line.

Said Lot No. 10 fronts 58 feet on the westerly side of a new Avenue running back between parallel 150 feet, adjoining in the rear of Lot No. 3. Said new Avenue above referred to extends Southwardly from Glenrose Avenue and lies one block east of Nolensville Pike.

Included in the above description, but excluded therefrom, is that part of said property conveyed to the State of Tennessee for highway purposes, of record in Book 2021, page 456, for said County.

Being the same property conveyed to Jack O'Neal and wife, Sandra R. O'Neal, by deed from Delmas W. Jenkins, of record in Book 4598, page 591, Register's Office for said County.

The grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4598, page 593, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2204 Nolensville Road, Nashville, TN.
(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 1st day of April, 19 75

STATE OF TENNESSEE
Davidson County

BOOK 4900 PAGE 711

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack O'Neal and wife, Sandra R. O'Neal

the bargainor, 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 1st day of April 19 75

Commission expires 11-18-78

Dean Robinson
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

WARRANTY DEED

FROM
Jack O'Neal et ux

TO
Landers Company, Inc.

C 92792

IDENTIF. REFERENCE

APR 2 10 45 AM '75

FELIX Z. ZIESMER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

APR-2[15]	CONV	34,500.00				
APR-2[15]	S'TAX		A*	89.70		
APR-2[15]	PR'FEE		A*	.50		
APR-2[15]	W'DEED		A*	4.00	*	94.20