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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR, ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Mrs Marjorie Sager
Affiant

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

A. Braden Floyd
Notary Public

MY COMMISSION EXPIRES: 5-23-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Sager (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	90-12
522 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	170
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Dewey Woolbright and wife, Janice Selby Woolbright

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

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her 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. 142 on the Plan of Charlotte Park, Section 2, of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 142 is described as follows: Beginning at a point in the easterly margin of Annex Avenue, common corner of Lots Nos. 141 and 142; thence easterly 150.0 feet to a concrete monument; thence in a southeasterly direction 44.0 feet to an iron pin; thence southwesterly with the line between lots nos. 142 and 144, 66.3 feet to a concrete monument, common corner of lots nos. 142, 143 and 144; thence with the line between Lots Nos. 142 and 143, in a westerly direction, 129.0 feet to an iron pin in the easterly margin of Annex Avenue; thence northerly with the margin of said Avenue, 70.0 feet to an iron pin the point of beginning.

BEING the same property conveyed to Dewey Woolbright and wife, Janice Selby Woolbright by deed from Jack W. Ragsdale and wife, Beverly M. Ragsdale, of record in Book 4437, page 795, Register's Office for said County.

The grantees agree and assume to pay the unpaid balance of a mortgage to Kimbrough-Kavanaugh & associates of record in Book 4172, page 118, Register's Office for said County.

This is ( ) unimproved ( ) improved property, known as 522 Annex Avenue (House Number) (Street) Nashville, Tennessee (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 11th day of April, 19 75

Dewey W. Woolbright Janice Selby Woolbright

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 Dewey Woolbright and wife, Janice Selby Woolbright

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 Nashville, Tennessee, this 11th day of April, 19 75.

Commission expires 5-23-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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 _____ 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
DEWEY WOOLBRIGHT AND WIFE,

JANICE SELBY WOOLBRIGHT

TO
MARJORIE SAGER

G 94284

IDENTIF. REFERENCE

APR 15 12 44 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 15 75	CONV	27,500.00			
APR 15 75	S'TAX		A*	71.50	
APR 15 75	PR'FEE		A*	.50	
APR 15 75	W'DEED		A*	4.00	* 76.00