FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 75

Notary Public

MY COMMISSION EXPIRES: 8-9-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marbut G. Gaston (NAME)	The Lomas & Nettleton Company (NAME)	BR-3150
2809 Bransford Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 118-7
Nashville, Tennessee-37204 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 154

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, JOE N. BUTLER and LEO ECKHARDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARBUT G. GASTON and wife, MARY S. GASTON

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. 27 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 27 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

BEING the same property conveyed to Joe N. Butler and Leo Eckhardt by deed from Ben L. Hix, and wife, Patricia R. Hix, of record in Book 4810, page 961, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes, which Grantees assume.

Subject to restrictive covenants contained in instrument of record in Book 1165, page 627, and such limitations as appear on the plan of record, all in the 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 Federal National Mortgage Association, of record in Book 4091, page 982, 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.

unimproved ( )
This is improved (X) property, known as 2809 Bransford Avenue, Nashville, Tennessee-37204
(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 hand s this 14th day of May, 19 75

Joe N. Butler

Leo Eckhardt

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 Joe N. Butler and Leo Eckhardt

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 14th day of May 19 75

Commission expires May 29, 1977

Marbut G. Gaston
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

Chicago 226142

WARRANTY DEED

FROM

JOE N. BUTLER and
LEO ECKHARDT TO

MARBUT G. GASTON, ET UX

C 98625

IDENTIF. REFERENCE

MAY 16 11 46 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 16 75	CONV	25,000.00			
MAY 16 75	S TAX		A*	65.00	
MAY 16 75	PR FEE		A*	.50	
MAY 16 75	W DEED		A*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215