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 $17,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 1975.

Notary Public

MY COMMISSION EXPIRES: August 29, 1976

(AFFIX SEAL)

Brack

THIS INSTRUMENT WAS PREPARED BY

Dan H. Jordan (NAME) 3815 Cleghorn Avenue, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest C. Fanning, etux (NAME)	Same (NAME)	6DA32893
3000 Tuggle Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 119-4
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 178

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, William Bernice Prowell and wife Marjorie Agee Prowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Forrest C. Fanning and wife Janet N. Fanning

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:

Being Lot No. 2 on the Plan of C. Vance Hickerson's Addition to Tuggle Heights, as of record in Book 1835, page 105, Register's Office for said County.

SAID Lot No. 2 fronts 80 feet on the easterly side of Tuggle Street and runs back between parallel lines, 148.5 feet to a dead line.

Being the same property conveyed to William Bernice Prowell and wife, Marjorie Agee Prowell by deed from Wayne Fanning and wife, Reba H. Fanning, of record in Book 4248, page 887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenant in Book 1055, page 267, Register's Office for Davidson County, Tennessee; A Plan of record in Book 1835, page 105, Register's Office, Davidson County, Tennessee, showing 30' minimum building setback line from Tuggle Street and a 10 foot easement for public utilities on rear of said lot, and a 20 foot permanent easement across a portion of Lot 2, and a 10 foot temporary construction easement west of and adjacent to the aforesaid permanent easement granted to Metropolitan Government of Nashville and Davidson County, for Sanitary Sewers and/or Storm drainage, of record in Book 4168, page 733, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3000 Tuggle Ave., Nashville, Tennessee 37211
(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 26th day of August, 1975

William Bernice Prowell

Marjorie Agee Prowell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dan K Jordan, a Notary Public in and for said County and State, the within named William Bernice Prowell and wife Marjorie Agee Prowell

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 26 day of Aug 1975

Commission expires Jan 24, 1976

Dan K Jordan
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

William Bernice Prowell
and wife
Marjorie Agee Prowell

TO

Forrest C. Fanning and wife

Janet N. Fanning

D 13021

IDENTIF. REFERENCE

AUG 27 1 24 PH '75

FEE REGISTER FOR TF REGISTER
DAVIDSON COUNTY, TENN.

Mail to: Folk-Jordan & Co
P.O. Box 15865
Nashville Tn 37215

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 27 75	CONV	17,000.00		
AUG 27 75	S'TAX		A*	44.20
AUG 27 75	PR'FEE		A*	.50
AUG 27 75	W'DEED		A*	4.00
				48.70