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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 $ 7,672.13

Gene E. Gwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October 1975.

Notary Public

MY COMMISSION EXPIRES: 1-2-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney (NAME) 729 Stahlman Building, Nashville, Tenn. 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Edwin Gwin et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 106-13
329 Sadler Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourt Avenue (STREET ADDRESS)	Par 167
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 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~~ I, Zetella L. Keene, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Edwin Gwin and wife, Peggy Joyce Gwin

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 a certain lot of land in the 6th Civil District of said County, being Lot No. 5 in the resubdivision of Part of Sadler Place, Section 9, as of record in Book 2083, page 77, Register's Office for said County.

Beginning in the south line of Sadler Court in the northeast corner of Lot No. 4 of said resubdivision, thence south 75 degrees 51 minutes east along the said south line of Sadler Court 68.0 feet to the northwest corner of Lot No. 6 of said resubdivision; thence in a southerly direction with the west line of said Lot No. 6 of said resubdivision 113.1 feet to the northwest right-of-way line of the N.C. & St. L. Railway's Radnor Yard connection main tract, which right-of-way lies northwest of, parallel with and 50 feet distant from the center line of said tract; thence in a southwesterly direction along said Railway's right-of-way line, 86.7 feet to the southeast corner of said Lot No. 4 of said resubdivision thence in a northerly direction with the boundary between Lots Nos. 4 and 5 of said resubdivision, 165.8 feet to the point of beginning.

Being the same property conveyed to Zetella L. Keene, an unmarried person, by deed from S. K. Grayson and wife, Frances E. Grayson, as of record in Book 4693, page 72, Register's Office for Davidson County, Tennessee. (Reference is made to said instrument for terms and conditions of assumption.)

Buyers assume and agree to pay the balance due on an installment deed note secured by an installment deed executed by S.K.Grayson and wife, Frances E. Grayson, to Zetella L. Keene, unmarried, of record in Book 4693 page 72, Register's Office for said County, the note being executed by Zetella L. King to S.K.Grayson and wife, Frances E.Grayson, in the original principal sum of $8,380.00, bearing interest at the rate of 8% per annum, payable in monthly installments of $75.00 each, including principal and interest, commencing April 7, 1973.

A late charge in the sum of 5% of any monthly sums due were recited in said instrument to be charged and paid on any payments which were not made on or before due date; and grantee or assigns were recited to be required to pay to grantors or assigns an additional sum each month equal to 1/12th of the annual realty taxes and annual hazard insurance premium.

All sums of money held in escrow by S.K.Grayson et ux or assigns, and including the prepaid hazard insurance coverage now in force, is herewith transferred to buyers.

This is unimproved ( ) improved (x) property, known as 329 (House Number) Sadler Court (Street) Nashville, Tenn. 37211 (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 on this 28th day of October, 19 75

Zetella L. Keene

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Zetella L. Keene

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October 19 75

Commission expires 1-29-77

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 (their several oaths) acknowledged (themselves) to be the respectively of the the within named bargainor, a corporation, and that (he) 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
Zetella L. Keene, unmarried

TO
Gene Edwin Gwin et ux

D 21579

TITLE REFERENCE

OCT 28 8 45 AM '75

FEE REGISTER
DAVIDSON COUNTY, TENN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 28 75 CONV *7,672.13
OCT 28 75 S'TAX A* 20.02
OCT 28 75 PR'FEE A* .50
OCT 28 75 W'DEED A* 4.00 * 24.52