Please mail to 3309 Spaard Road
Nashville Tenn 37207

This was prepared by
GRISSOM AND SHORT, Attorneys
Court Square Building

WARRANTY DEED BOOK 4971 PAGE 609

Address of New Owner	Send Tax Bills To:	
David H. Douglas, et ux	Same	Map 33-14
804 Nella Drive		Parcel 84
Goodlettsville, Tenn. 37072		

FROM:

Robert N. Pinard, et ux

TO:

David H. Douglas, et ux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52962.20 .

Affiant

Subscribed and sworn to before me this 17 day of November, 1975

Notary Public

My commission expires: 1st, 1976.

D 24616

IDENTIF. REFERENCE

NOV 17 1 51 PM '75

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 20, 1971, and filed for record August 24, 1971, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4131, page 607, and note of even date thereby secured, in the original principal amount of Thirty-seven Thousand Five Hundred and no/100 ($37,500.00) Dollars, payable to Albert William Johnson, Trustee (Dobson & Johnson, Inc.), which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Thirty-five Thousand Seven Hundred Sixty-two and 26/100 ($35,762.26) Dollars under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

We, Robert N. Pinard and wife, Annette B. Pinard, have bargained and sold, and by these presents do transfer and convey

unto the said David H. Douglas and wife, Peggy H. Douglas, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 26 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said county.

Said Lot Number 26 fronts 155 feet on the north side of Nella Drive and extends back 274.4 feet on the east line and 244.4 feet on the west line, to a dead line in the rear on which it measures 157.5 feet.

Being the same property conveyed to Robert M. Pinard and wife, Annette B. Pinard by warranty deed which is of record in Book 4531, page 605, said Register's Office.

This is improved property known as 804 Nella Drive, Goodlettsville, Tennessee 37072

NOV17'75 CONV 52,962.20
NOV17'75 S'TAX B* 137.80
NOV17'75 PR'FEE B* .50
NOV17'75 W'DEED B* 4.00 * 142.30

To Have and To Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said David H. Douglas and wife, Peggy H. Douglas, their heirs and assigns, forever.

And we do covenant with the said David H. Douglas and wife, Peggy H. Douglas 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, except as of record.

And we, Robert M. Pinard and wife, Annette B. Pinard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David H. Douglas and wife, Peggy H. Douglas, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of November, 1975.

Robert M. Pinard

Annette B. Pinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandra Prairce, a Notary Public in and for said County and State, the within named Robert M. Pinard and Annette B. Pinard, the bargainors, 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 17th day of November, 1975.

NOTARY PUBLIC
LARGE
STATE OF TENN.

Notary Public

My commission expires: October 31st, 1976.