FORM NO. WD-1

BOOK 4984 PAGE 527

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ ROBERTSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Anne D. Stallings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1975.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Dec 3 1977
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Thomas S. Nelms III Attorney At Law P.O. Box 325 Smyrna, TN 37167
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Stallings Lagerquist (NAME)	Martha Stallings Lagerquist (NAME)	Map 104-13
5, Peach Blossom Square (STREET ADDRESS OR ROUTE NUMBER)	5, Peach Blossom Square (STREET ADDRESS)	Par. 245
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (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, Anne D. Stallings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Stallings Lagerquist

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. 5 on the Plan of Second Revision of Peach Blossom Square, as of record in Book 4300, page 18, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southerly side of Peach Blossom Square and runs back between parallel lines 124.98 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Anne D. Stallings, by deed from FORT REALTY COMPANY, a Tennessee Corporation, of record in Book 4511, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4281, page 942, said Register's Office, and the Plan of record in Book 4300, page 18, which shows an owner's certificate, a 30 foot minimum building setback line from Peach Blossom Square, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is unimproved ( ) improved (X) property, known as No. 5 Peach Blossom Square Nashville, Tennessee 37205
(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 my hand this 31st day of December, 1975

Anne D. Stallings

ANNE D. STALLINGS

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STATE OF TENNESSEE
Davidson County
~~Davidson~~ ROBERTSON

Personally appeared before me, Dorris Basford, a Notary Public in and for said County and State, the within named Anne D. Stallings

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 Springfield, Tennessee, this 31st day of December, 19

Commission expires My Commission Expires Dec. 3, 1977

Dorris Basford
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 ANNE D. STALLINGS

TO MARTHA STALLINGS LAGERQUIST

D 30418

IDENTIF. REFERENCE

DEC 31 4 12 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 31 75	CONV	72,000.00		
DEC 31 75	S'TAX		B* 187.20	
DEC 31 75	PR'FEE		B* .50	
DEC 31 75	W'DEED		B* 4.00	* 191.70