FORM NO. WD-1

BOOK 4988 PAGE 478

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,150.00

Gloria Sotherland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Sotherland etux (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	105-6-334
745 Alloway Street (STREET ADDRESS OR ROUTE NUMBER)	927 S. Manchester Avenue (STREET ADDRESS)	
Nashville, TN. 37203 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	16W-14795

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, Robert F. Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Sotherland and wife, Gloria Sotherland

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:

LANDin Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 26, 27, and 28, Alloways Subdivision of Lot No. 5 of the Horton Plan, of record in Book 4470, page 107, Register's Office for said County, as follows:

BEGINNING at a point in the southerly margin of Alloway Street at the common corner of lots 1 and 2; thence with the margin of said Street, easterly 37 feet to a point at the beginning of a curve; thence around said curve southeasterly 27.29 feet to a point in the westerly margin of relocated Ridley Boulevard; thence with the same, southerly 113 feet to a point at the beginning of a curve; thence around said curve, southwesterly 26.62 feet to a point in the northerly margin of Alley No. 658; thence with the same, westerly 64.5 feet to the common rear corner of Lots 1 and 2; thence with the line between said lots, northerly 144.63 feet to the point of beginning.

BEING the same property conveyed to Robert F. Lance by deed from Richard E. Rudesill, Substitute Trustee, of record in Book 4988, page 476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Lyde Ella Lance, wife of the above named Robert F. Lance, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 745 Alloway Street, Nashville, Tenenssee 37203
(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 13th day of January, 1976

ROBERT F. LANCE

LYDE ELLA LANCE

STATE OF TENNESSEE
Davidson County

BOOK 4988 PAGE 479

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Lance etux Lyde Ella Lance

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 13th day of January 19 76

Commission expires 11-7-79

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) (his oath) acknowledged (themselves) (himself) 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

FILE IN BOX 4

WARRANTY DEED

FROM
ROBERT F. LANCE ETUX

TO
JOHN W. SOTHERLAND ETUX

D 3 2 1 2 4

IDENTIF. REFERENCE

JAN 14 2 12 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN 14 76	CONV	21,150.00			
JAN 14 76	S'TAX		B*	54.86	
JAN 14 76	PR'FEE		B*	.50	
JAN 14 76	W'DEED		B*	4.00	* 59.36

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.