FORM NO. WD-1

BOOK 4931 PAGE 611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,021.32

Mildred Elizabeth Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, A.D. 19 76

Marbut Glenn Gaston, Jr.
Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred Elizabeth Sullivan (NAME)	Home Federal Savings & Loan Ass'n. (NAME)	26W-07708 104-10-246
2504 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	26W-07458 104-10-247
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	26W-07712 104-10-245

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, CHESTERFIELD PROPERTIES, A Partnership comprised of JOHN R. BEESLEY, III, ROY COX, JR. and GEORGE G. KEITH, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILDRED ELIZABETH SULLIVAN, Unmarried

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 Lots Nos. 1, 3 & 4 on the Resubdivision of Lots Nos. 172, 178 and the southeasterly 60 feet of Lot No. 171, on the Map of Dr. R. W. Grizzard, not of record, which resubdivision is of record in Book 4885, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Chesterfield Properties, Inc., a Partnership, by deed from Mildred Howell Bosworth, of record in Book 4799, page 324, said Register's Office; and to John R. Beesley, III, Roy Cox, Jr. and George G. Keith, III, partners d/b/a as Chesterfield Properties, by deeds from Ora Rodd Wakefield, of record in Book 4814, page 377, Book 4814, page 379, and Book 4814, page 381, said Register's Office.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of note secured by first mortgages to Home Federal Savings & Loan Association, of record in Book 4914, page 73, Book 4916, page 834, and Book 4916, page 838, all in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the saidGrantee.

SUBJECT to restrictive covenants of record in Book 1712, page 431, and limitations contained on the Plan of record in Book 4885, page 34, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes, which Grantee assumes and have been prorated this date.

This is unimproved ( ) improved (X) property, known as 504-506 and 508-510 Lancaster Avenue/ 419-421 Chesterfield Avenue. Nashville, Tenn.
(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 22nd day of January 19 76

CHESTERFIELD PROPERTIES, A Partnership

By: John R. Beesley, III

By: Roy Cox, Jr.

By: George G. Keith, III

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Beesley, III, Roy Cox, Jr. and George G. Keith, III

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 22nd day of January 1976.

Commission expires 5-29-77

Marbut G. Gaston
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

MARBUT GLENN GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. MAY 18 1979

WARRANTY DEED

FROM

CHESTERFIELD PROPERTIES, A Partnership comprised of John R. Beesley, III Roy Cox, Jr. and George G. Keith, III

TO

MILDRED ELIZABETH SULLIVAN, Unmarried

D 3 3 5 8 4

IDENTIF. REFERENCE

JAN 26 3 23 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 26 76		CONV	90,000.00		
JAN 26 76		CONV	41,021.32		
JAN 26 76	S'TAX			B* 340.60	
JAN 26 76	PR'FEE			B* .50	
JAN 26 76		W'DEED		B* 4.00	* 345.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215