FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Elizabeth Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 76.

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 |
|---|---|---|
| Milton H. Dillard (NAME) | Security Federal Savings & Loan Ass'n. (NAME) | Map 41-12 |
| 2907 Thackeray Drive (STREET ADDRESS OR ROUTE NUMBER) | 2700 Franklin Road (STREET ADDRESS) | Par 71 |
| Madison, Tennessee-37115 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 12D-40900 |

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, BUNNY M. WAGNER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILTON H. DILLARD and wife, SOPHIA ELIZABETH DILLARD

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. 97 on the Plan of Bellshire Estates, Section II, of record in Book 2133, page 111, Register's Office for said County, described as follows:
BEGINNING on the easterly margin of Thackeray Drive at the corner of Lots Nos. 97 and 98; thence with the line between said two lots, eastwardly 258.2 feet to a point in the northerly line of Lot No. 100; thence with the line between Lots Nos. 97 and 100, northeastwardly 48.8 feet; thence north 4 deg. 25' east 54.0 feet to the corner of Lots Nos. 96 and 97; thence with the line between said two lots, westwardly 293.4 feet to the easterly margin of Thackeray Drive; thence with the same, southwardly 88.0 feet to the beginning.
BEING all the same property conveeyed to Bunny M. Wagner, by deed from B. H. Jenkins and wife, Ester Irene Jenkins, of record in Book 4506, page 101, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes, which Grantees assume
SUBJECT to restrictive covenants of record in Book 2294, page 346, and limitations contained on the plan of record in Book 2133, page 111.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a trust deed to Security Federal Savings and Loan Association, of record in Book 4506, page 103, 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 said Grantees.

This is unimproved ( ) improved (X) property, known as 3907 Thackeray Drive, Madison, Tennessee - 37115
(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 29th day of January, 19 76

Bunny M. Wagner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bunny M. Wagner

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 office in Nashville, Tennessee, this 29th day of January 19 76.

Commission expires 5-29-77

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 (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

MGGjr

WARRANTY DEED

FROM

BUNNY M. WAGNER, Unmarried

TO

MILTON H. DILLARD, ET UX

D 34485

FOR REFERENCE

FEB 2 2 05 PM '76

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARSUT GLENN MASTON, JR.
ATTORNEY AT LAW
NASHVILLE, TENNESSEE 37215

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|---|---|---|---|---|---|
| FEB-2 76 | CONV | 29,500.00 | | | |
| FEB-2 76 | S'TAX | | B* | 76.70 | |
| FEB-2 76 | PR'FEE | | B* | .50 | |
| FEB-2 76 | W'DEED | | B* | 4.00 | * 81.20 |