FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,500.00

William H. Caruthers Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 1976.

Notary Public

MY COMMISSION EXPIRES: 2-8-79

(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
William H. Caruthers, Jr. (NAME)	Schumacher Mortgage Company, Inc. (NAME)	Map 83-2
1010 North 16th Street (STREET ADDRESS OR ROUTE NUMBER)	Clark Tower, 5100 Poplar Avenue (STREET ADDRESS)	Parcel-127
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	27W-3460

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, David M. Ventress and wife, Jeanne Ventress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Caruthers, Jr., and wife, Linda Caruthers

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:

BEING Lot No. 63 on the Plan of subdivision of certain lots in the Weakley Home Place, Block A,as of record in Book 547, page 12, Register's Office for said County.

SAID Lot No. 63 fronts 50 feet on the westerly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to David M. Ventress and wife, Jeanne Ventress by deed from David Franklin Bruce, Jr. and wife, Verlian Neal Bruce of record in Book 4716, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is ( ) unimproved (X) improved property, known as 1010 North 16th Street, Nashville, Tennessee 37206
(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 20th day of February, 19 76

David M. Ventress
DAVID M. VENTRESS

Jeanne Ventress
JEANNE VENTRESS

STATE OF TENNESSEE
Davidson County

BOOK 4999 PAGE 376

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Ventress et ux Jeanne Ventress

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 20th day of February 19 76

Commission expires 11-2-79

Notary Public

NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE

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
DAVID M. VENTRESS ET UX JEANNE

TO
WILLIAM H. CARUTHERS, JR. ET UX
LINDA CARUTHERS

D 37264

IDENTIF. REFERENCE

FEB 24 12 29 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2.24.76

Co. 19.500.00
St 50.00
Fee .50
Wd Deed 4.00

55.50