FORM NO. WD-1

5000 PAGE 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves.Attorney, 311 Plus Park Blvd.Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Monroe, III	The Chamberlain Company	6DA19235
(NAME) 160 Rains Avenue	(NAME) 620 Lindsay St.	105-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Chattanooga, TN 37403	201
(CITY) (STATE) (P. O. ZIP)	(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, Frances L. Zimmerman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James N. Monroe, III

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 the northerly 35 feet of Lot No. 21 and the southerly 30 feet of Lot No. 19 on the Plan of Aldrich Brothers & Meyers Subdivision as of record in Book 161, Page 44, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Frances L. Elrod by deed from John A. Frazier et ux Jane W. Frazier as of record in Book 3811, Page 104, Register's Office, Davidson County, Tennessee.

The said Frances L. Elrod and Frances L. Zimmerman are one in the same person.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

2-26-76 C.O. 17,300.00
S.T. 44.98
R.F. .50
W.D. 4.00 49.48

This is unimproved (X) property, known as 160 Rains Avenue Nashville, Tennessee 37203
unimproved (X)
(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 25TH day of FEBRUARY, 1976

Frances L. Zimmerman

Frances L. Zimmerman

STATE OF TENNESSEE
Davidson County

BOOK 5000 PAGE 78

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances L. Zimmerman

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 Nashville, Tennessee, this 25TH day of FEBRUARY 19 76

Commission expires 1/29/79

Earlene Hall
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

D 37591

WARRANTY DEED

FROM

Frances L. Zimmerman

TO

James N. Monroe, III

IDENTIF. REFERENCE

FEB 26 11 55 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Lee Box #13