FORM NO. WD-1

BOOK 5000 PAGE 845

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Joseph St. Charles
Affiant JOSEPH ST. CHARLES

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 76

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Jan. 9, 1978

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
100 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Joseph St. Charles (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	128-14-125
8056 Arbor Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	9-D-6650
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, DOROTHY L. KUTZ, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH ST. CHARLES and wife, LINDA ANN ST. CHARLES

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. 74 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Dorothy L. Kutz by quitclaim deed from Kenneth E. Kutz and Daniel D. Finch, Trustee, as of record in Book 4970, page 820, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to The Restrictions of record in Book 4232, page 417, Register's Office for Davidson County, Tennessee.

3-1-76 C.O. 39,500.00
S.T. 102.70
P.F. .50
W.D. 4.00 107.20

This is unimproved (XX) improved ( ) property, known as 8056 Arbor Drive, Nashville, Tennessee 37221
(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 26th day of February, 19 76

X Dorothy L. Kutz
DOROTHY L. KUTZ

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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 Dorothy L. Kutz

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 26th day of February, 1976

Commission expires My Commission Expires Jan. 30, 1979

Notary Public

STATE OF TENNESSEE }
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

TO

D 37993

IDENTIF REFERENCE

MAR 1 10 52 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217