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 $ 70,000.00

Albert M. Lucas, Jr.
Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 8, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Goodpasture, Carpenter, Woods and Sasser
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert M. Lucas, Jr., et ux (NAME)	(NAME)	Map 117-11
1809 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Pcl. 61
Nashville, TN 37215 (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, Mayme H. Johnson, a widow, and son, Joseph Samuel Johnson, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert M. Lucas, Jr., and wife, Nelda B. Lucas

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. 13 on the Plan of Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by W. B. Southgate, Surveyor, August 1952, as follows:

Beginning at the southeast corner of the Graybar Lane, formerly Watkins Street, and Benham Street; thence with the southerly margin of said Graybar Lane eastwardly 200 feet to the corner of Lot Nos. 13 and 14; thence with the line between said two lots southwardly 400 feet to the northeast corner of Lot No. 28; thence with the line between said Lot Nos. 13 and 28 westwardly 288 feet to the easterly margin of Benham Street; thence with same northwardly 415 feet 6 inches to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to Mayme H. Johnson, and son, J. Sam Johnson, III, by deed from Buford B. Horner, Jr., and wife, Wertie S. Horner, of record in Book 4438, Page 158, Register's Office of Davidson County.

This conveyance is made subject to restrictive covenants of record in Book 1490, Page 201, said Register's Office, and an easement for 6 inch clay drain pipe across premises of record in Book 1196, Page 161, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 1809 (House Number) Graybar Lane (Street) Nashville, TN (P. O. Address) (City or Town) 37215 (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 26th day of February, 1976.

Mayme H. Johnson

J. Sam Johnson III

Power of Atty. in fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean Arnold, a Notary Public in and for said County and State, the within named Mayme H. Johnson

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

My Commission Expires Nov. 8, 1977

Jean Arnold
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

WARRANTY DEED

FROM

TO

D 38206

IDENTIF. REFERENCE

MAR 1 3 37 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL:
Eetes-Taylor Co, Inc.
3815 Cleghorn Ave.
37215

2-1-76

Co.	70.000.00	
St	182.00	
Free	50	
Less Deed	400.	
		186.50