MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

FORM NO. WD-1 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6050.00

Cecil Vansel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1976

Edna Lee Thomas
Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires Dec. 5, 1977~~
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. 3937 Gallatin Road, Nashville, Tennessee, 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil Vansel Et Ux (NAME)	Same (NAME)	8 - 68
802 Tuckahoe Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207 (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~~ I, Edna Lee Thomas, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Vansel and wife Lorene Vansel

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 the 14th. Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13, 1976, and more fully described as follows:
A tract or parcel of land beginning in the southerly margin of Baxter Road at an iron pin, said beginning point being North 81 deg. 20 min. W. 60.0 feet; North 53 degrees 15 minutes West 190.0 feet; North 63 degrees west 350 feet to an iron pin in the northeast corner of property conveyed to Paul T. Edwards in Book 4218 Page 98, Register's Office for Davidson County, Tennessee; thence south 27 degrees West 1310.0 feet to an iron pin; thence south South 82 degrees 30 minutes West 175.0 feet to an iron pin; thence North 27 degrees East 1360.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 81 degrees 20 minutes East 150.0 feet to the point of beginning, containing 4.29 acres, more or less.

Being part of the same property devised to Edna Thomas under the Will of Charles Thomas in Will Book 110, page 15, County Court Clerks Office for Davidson County, Tennessee.

No junk cars may be kept or stored on premises
No storage of used building materials or any other unsightly materials
No swine to be kept on premises except swine may be kept within 200 feet of rear line of said property. Rear line being fartherest property line away from Baxter Road
The above restrictions shall apply to this property and shall be covenants running with land until February 1996.

This is unimproved (X) improved ( ) property, known as _____ (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 13th day of February, 1976

Edna Lee Thomas

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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 Edna Lee Thomas, a widow

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 17th day of February 1976

Commission expires My Commission Expires Dec. 5, 1977

Edna Earle Cowan
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

MAIL TO: JIM STEVENS REALTY, AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM
Edna Lee Thomas

TO
Cecil Vansel & wife
Lorene Vansel

D 38332

TRENTICE REFERENCE

MAR 2 12 03 PM '76

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2.2.76
Co. 6.050.00
St 15.60
Pfee 50
to Heed 4.00

20.10

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