FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH. DAY OF MARCH, 1976.

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Ernst Herndon etux (NAME)	Guaranty Mortgage Company (NAME)	Map 34-13
201 Welworth St. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 70
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37237 (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, NANCY B. NASH, now Nancy B. Nash Blanchard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY ERNST HERNDON and wife, BRENDA VAUGHN HERNDON

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. 25 of Block "A" on the Plan of East Lawn, as of record in Book 547, pages 153 and 154, Register's Office for said County.

SAID Lot No. 25 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet, to a dead line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to Nancy C. Bash, now Nancy B. Nash Blanchard by Deed from Secretary of Housing and Urban Development of record in Book 4687, page 73, Register's Office for Davidson County, Tennessee.

Delmar R. Blanchard husband of the above named Nancy B. Nash Blanchard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

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 curreny year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by Nancy B. Nash herein to Guaranty Mortgage Company in the original principal amount of $15,800.00, of record in Book 4687, page 75, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 201 Welworth St. Madison, Tenn. 37115
(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 10th day of March, 19 76

Nancy B. Nash Blanchard
NANCY B. NASH BLANCHARD

Delmar R. Blanchard
DELMAR R. BLANCHARD

STATE OF TENNESSEE
Davidson County

BOOK 5004 PAGE 693

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Nancy B. Nash Blanchard and husband Delmar R. Blanchard

the bargainor, 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 10th day of March 1976

Commission expires APRIL 26, 1978

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

WARRANTY DEED

FROM NANCY B. NASH BLANCHARD ET VIR

TO GARY ERNST HERNDON ETUX

Please file in Box 4

D 39763

IDENTIF. REFERENCE

MAR 11 2 46 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

MAR 11 76	CONV	17,500.00			
MAR 11 76	S'TAX		B*	45.50	
MAR 11 76	FR'FEE		B*	.50	
MAR 11 76	W'DEED		B*	4.00	* 50.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.