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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Albert M. Lucas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 1976

Notary Public

MY COMMISSION EXPIRES: 11/30/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Quentin L. Housholder, 420 Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert M. Lucas (NAME)	same (NAME)	
~~833 Brentview Drive~~ (STREET ADDRESS OR ROUTE NUMBER)	1809 Gray Bar Lane (STREET ADDRESS)	160-6
Nashville, Tn. ~~37220~~ (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	36 pw

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, ~~XXEX~~ I, Frances R. Causey, a single woman, for herself and as the only survivor of Fred E. Causey, Jr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert M. Lucas or 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. 196 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.

Said Lot No. 196 fronts 222.79 feet on the westerly side of U. S. Highway 31 (Franklin Road) and runs back between lines 446.02 feet on the southerly side and 344.10 feet on the northerly side to a line in the rear measuring 245 feet thereon.

Being part of the property conveyed to Fred E. Causey, Jr., and Frances R. Causey, from J. B. Downey, Trustee, as of record in Book 4389, page 366, said Register's Office.

This is unimproved (X) improved ( ) property, known as 5405 Franklin Rd.
(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 8th day of March, 19 76

Frances R Causey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Alan C. Householder, a Notary Public in and for said County and State, the within named Frances R. Causey

the bargainor S, 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 8th day of March 19 76

Commission expires 11/30/76

Alan C. Householder
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Frances R. Causey

TO Albert M. Lucas or Nelda

D 39768

IDENTIFICATION REFERENCE

MAR 11 3 00 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

B Lucas	11	CONV	20,000.00			
	11	S'TAX		B*	52.00	
	11	PR'FEE		B*	.50	
MAR	11	W'DEED		B*	4.00	* 56.50
	76	76	76			

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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