BOOK 5006 PAGE 462

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Josiah T. Redmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March 1976

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-22-78

(AFFIX SEAL)

file 607

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josiah T. Redmond (NAME)	Veterans Administration Regional Off. (NAME)	Map 105-16
2131 Canaday Street (STREET ADDRESS OR ROUTE NUMBER)	801 Broadway (STREET ADDRESS)	Par 160
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	6DA22830

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, Carl Dye and wife, Molly Dye

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josiah T. Redmond

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:

Being Lot No. 28 on the Map of John N. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 50 feet on the westerly side of Canaday Avenue and runs back between parallel lines 160 feet to an alley. Improved and known as 2131 Canaday Street, Nashville, Tennessee.

Being the same property conveyed to Carl Dye by deed from Murphree-Pratt Land Company, as of record in Book 4895, page 413, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on a first mortgage note secured by a deed of trust, dated March 25, 1968, of record in Book 4226, page 238, Register's Office for Davidson County, Tennessee, securing the Administrator of Veterans Affairs, an officer of the United States of America Veterans Administration, Washington, D. C., his successors and assigns in the original principal sum of $5,000.00.
ALSO Buyers assume the balance due on an installment deed note payable to Murphree-Pratt Land Company, of record in Book 4895, page 413, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Administrator of Veterans Affairs, Veterans Administration, Washington, D. C., successors and assigns, including the prepaid insurance coverage now in force, in connection with said loan and property is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 2131 (House Number) Canaday Street (Street) Nashville, Tenn. 37211 (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 17th day of March, 1976

Carl Dye

Molly Dye

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carl Dye and wife, Molly Dye

the bargainors, 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 17th day of March 19 76

Commission expires 1-29-77

James L. Cannon
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
Carl Dye et ux

TO
Josiah T. Redmond

D 40609

IDENTIF. REFERENCE

MAR 17 3 25 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 17 76	CONV	*9,000.00			
MAR 17 76	S'TAX		B*	20.80	
MAR 17 76	PR'FEE		B*	.50	
MAR 17 76	W'DEED		B*	4.00	* 25.30