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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James D. Steely and James David Gilliam

TO

Elaine Salsbury Sasser

For draftsman's use

Prepared by and Return to:
Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine S. Sasser (NAME)	Third National Bank (NAME)	104-5
2523 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	110
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37244 (CITY) (STATE) (ZIP)	24W 09800

D40678

(FOR REGISTER'S USE)

T
IDENTIFICATION REFERENCE
MAR 18 10 19 AM '76
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,000.00 Elaine S. Sasser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 1976.

Notary Public

MY COMMISSION EXPIRES: 1-29-78

(AFFIX SEAL)

For and in Consideration of the sum of Ten Dollars & ----------No/100 ----------($10.00)---------- DOLLARS Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated May 17, 1974, for $18,000.00 payable to Third National Bank with interest as set out in said note, and said debt secured by a Deed of Trust of record in Book 4817, page 107, Register's Office for Davidson County, for the payment of which debt a lien is expressly retained by the undersigned Grantors on the property herein conveyed.

James David Gilliam, both unmarried

James D. Steely &/ have bargained and sold, and by these presents do transfer and convey unto the said Elaine Salsbury Sasser, married her 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 the westerly part of Lot No. 23 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for said County.

Said part of said Lot No.23 fronts 48.0 feet on the southerly side of "B" Street, (now Sunset Avenue formerly Turner Avenue) and runs back between lines measuring 160 feet more or less, to a dead line in the rear, also being the northerly line of Lot No. 6 of said Subdivision, and measures 40.0 feet thereon.

Being the same property conveyed to James D. Steely and James David Gilliam by deed from R. Richard Baldwin and Wife, Mary Allie Baldwin of record in Book 4894, page 98, Register's Office for Davidson County, Tennessee.

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This is unimproved (x) property, known as 2523 Sunset Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elaine Salsbury Sasser, Married her heirs and assigns, forever.

And we do covenant with the said Elaine Salsbury Sasser, Married 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.

And we, James D. Steely and James David Gilliam, both single do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Elaine Salsbury Sasser, Married her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of March, 1976

BY: James D. Steely
James D. Steely

BY: James David Gilliam
James David Gilliam

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Steely and James David Gilliam, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 15th day of March, 1976.

Sandra G. Lowe, Notary Public.

Commission expires 1/29/78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

MAR 18 '76 CONV 31,000.00
MAR 18 '76 STAX B* 80.60
MAR 18 '76 PRFEE B* .50
MAR 18 '76 WDEED B* 4.00 * 85.10

Witness my hand and seal, at office in ....., this ..... day of ....., 19....

....., Notary Public.

Commission expires .....