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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 $38,595.65

Will P. Lansdown, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will P. Lansdown, Jr. (NAME)	Lovell & Malone, Inc. (NAME)	11D 36700
108 Morning View Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663 (STREET ADDRESS)	Map 42-7
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 48

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, ROBERT B. DAVIS, JR. and wife, PATRICIA L. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILL P. LANSDOWN, JR. and wife, ROSA G. LANSDOWN

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. 33 on the plan of Section Two, Morning View Subdivison, of record in Book 2133, page 99, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Morning View Court at the corner of Lots Nos. 33 and 34; thence with the line between said lots northerly 210 feet to a point at the corner of Lot No. 35; thence with the line between Lots Nos. 33 and 35, northwesterly 120 feet to the corner of Lot No. 32; thence with the line between Lots Nos. 32 and 33; southwesterly 139.90 feet to the easterly margin of Morning View Court; thence with the margin of same around a curve, southerly 52.58 feet to a concrete monument; thence continuing around the curve southwesterly 14.42 feet to a concrete monument; thence continuing southerly and southeasterly 263.69 feet to the point of beginning.

BEING the same property conveyed to Robert B. Davis, Jr. and wife, Patricia L. Davis by deed from W. E. Binkley and wife, Cecelia T. Binkley, of record in Book 4498, page 202, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Lovell & Malone, Inc. of record in Book 3844, page 216, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 108 Morning View Court, Madison, Tennessee 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 16th day of April, 1976

Robert B. Davis, Jr.

Patricia L. Davis

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 ROBERT B. DAVIS, JR. and wife, PATRICIA L. DAVIS

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 16th day of April, 19 76

Commission expires 11-30-76

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

D 45491

IDENTIF. REFERENCE

APR 20 2 51 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ROBERT B. DAVIS, JR. ET UX

TO
WILL P. LANSDOWN, JR. ET UX

APR 20 76	CONV	38,595.65			
APR 20 76	S'TAX		B*	100.36	
APR 20 76	PR'TEE		B*	.50	
APR 20 76	W'DEED		B*	4.00	* 104.86

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219