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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 $ 19,100.00

Conny B. Sartain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-7-77

(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
Conny B. Sartain etux (NAME)	Allstate Enterprises Mtge. Corp. (NAME)	72-3-235
3506 Kennedy Ave. (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Ave. (STREET ADDRESS)	
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Anaheim, Calif. 92803 (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, I, ELLEN MC MAHON GOLDEN and husband CHARLES E. GOLDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CONNY B. SARTAIN and wife, DEBORAH SARTAIN

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 part of Lot No. 1 on the Map of the East Nashville Golf and Country Club Property, as of record in Book 421, page 142, Register's Office for said County, Tennessee, described as follows: BEGINNING on the southeasterly margin of Kennedy Avenue at the southwest corner of the property conveyed to A.T. Bowers and wife, by Deed from Luis Link, as of record in Book 1097, page 171, said Register's Office, said point being 119.7 feet southwest form the corner of Lots Nos. 1 and 3; thence with said Bowers southwesterly line, southeastwardly 197 feet 9 inches to an iron pin in the line between Lots Nos. 1 and 2; thence with the line between said two lots, southwestwardly 58.5 feet to the northeast corner of the property conveyed to E.L. Yates and wife, by Deed from James S. Patrick and wife, as of record in Book 1058, page 239, Register's office; thence with said Yates' northeasterly line, northwestwardly 98 1/2 feet more or less to his northwest corner; thence with his northwesterly line, southwestwardly 34 feet more or less to the northeast corner of the property conveyed to Samuel H. Hassell and wife, by Deed from Lula Line, as of record i Book 1101, page 441, Register's Office, thence with said Hassell's northeasterly line, northwest 99 1/4 feet more or less to the southeasterly margin of said Kennedy, formerly Greenfield Avenue; thence with the same, northeastwardly 93.7 feet to the beginning.
BEING the same property conveyed to Ellen McMahon Golden by Deed from Roy S. Anderson, unmarried of record in Book 4483, page 805, Register's Office for Davidson County, Tennessee.

This conveyance is subjectto any any 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 current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3506 Kennedy Ave. Nashville, Tenn. 37216
(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 22nd day of April, 19 76

Ellen McMahon Golden
ELLEN MC MAHON GOLDEN

Charles E Golden
CHARLES E. GOLDEN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen McMahon Golden and husband Charles E. Golden

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 22nd day of April 19 76

Commission expires 11/23/77

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

ELLEN MCMAHON GOLDEN et vir

TO

CONNY B. SARTAIN ETUX

Apr 27 CONV
Apr 27 S'TAX
Apr 27 TR'FEE
Apr 27 R'DEED
File in Box 4

D 4 6 6 4 9

IDENTIF. REFERENCE

Apr 27 3 50 PM '76

FEE 19.00 REGISTER COUNTY, TENN.

B* 49.6
B* .5
B* 4.0

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Attorneys Title Company
Titles Guaranteed
16
NASHVILLE, TENN.