BOOK 5024 PAGE 502

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Oscar T. Nelson, Jr. (NAME)	Oscar T. Nelson, Jr. (NAME)	
121 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	121 Woodmont Blvd. (STREET ADDRESS)	116-3
Nashville Tenn. 37205 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37205 (CITY) (STATE) (ZIP CODE)	30.00

WARRANTY DEED

For and in consideration of the sum of forty five thousand and five hundred

DOLLARS

FRANK J. HOSTETTLER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Tony St. Charles and wife Sue Resha St. Charles

have bargained and sold, and by these presents do transfer and convey unto the said Oscar T. Nelson, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of lot No. 140 on the plan of Kenner Manor Land Company's Second Subdivision, as of record in book 421, page 100, Register's Office for said county, described as follows:

Beginning at a point in the westerly margin of Woodmont Avenue, at the northeast corner of said lot No. 140 in said plan; running thence along the westerly margin of said Avenue, southerly 100 feet to the southeast corner of said lot No. 140, in said westerly margin of said Avenue; thence with the line between lots Nos. 140 and 141 in said plan, westerly 200 feet, thence northerly parallel with the western margin of said Avenue, and with the easterly line of the parcel of land conveyed by Henry E. Richardson to Percy Warner by deed of record in book 535, page 411 of said Register's office, 90 feet to the southerly corner of a strip of land conveyed by H. S. Vaughn, Trustee, to said Percy Warner, by deed of record in book 539, page 656, said Register's office; thence north 36° west to the southerly line of lot No. 139 in said plan; thence to the point of beginning.

Being the same real property conveyed to Tony J. St. Charles and wife, Sue Resha St. Charles by Warranty Deed from Josh Hughes and Sophie H. Snodgrass of record in Book 3931, pages 883 and 884 Register's Office for Davidson County, Tennessee.

ST. CHARLES PUBLIC ATTORNEY

This is improved (x) unimproved ( ) property, known as 121 (House Number) Woodmont Blvd. (Street)

121 Woodmont Blvd. (P. O. Address) Nashville (City or Town) 37205 (Zip Code)

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.

Whenever 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 hands this 11th day of May, 1976.

Tony St. Charles

Tony St. Charles

Sue Resha St. Charles

Sue Resha St. Charles

BOOK 5024 PAGE 503

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Frank J. Hostetler Jr., a Notary Public in and for said County and State, the within named Tony St. Charles and wife Sue Resha St. Charles

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, this 11th day of May, 1976.

My commission expires 8-2-76 Notary Public Frank J. Hostetler Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

Oscar Tim Nelson Jr.

Sworn to and subscribed before me this 11th day of May, 19 76.

My commission expires 8-2-76 Notary Public Frank J. Hostetler Jr.

This instrument was prepared by:
Woods & Woods, A Professional Association, 121 17th Ave. S., Nash., Tn. 37203
Name Address

MAY 12 7 CONV 45,500.00
MAY 12 S'TAX 6* 118.30
MAY 12 RFEE 6* .50
MAY 12 DEED 6* 4.00 * 122.80

WARRANTY DEED

FROM

Tony J. St. Charles and wife Sue Resha St. Charles

TO

Oscar T. Nelson, Jr.

D 48838

Return to Frank Hostetler
4004 Hillsboro Pk
Nashville, Tenn 37215

MAY 12 1 55 PM

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

See Envelope