BOOK 5024 PAGE 543

Loan # 110884-0 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICH, EVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 19 76

Notary Public

MY COMMISSION EXPIRES: 5-1-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM HOSMER RACE (NAME) | FIDELITY FEDERAL SAVINGS & LOAN (NAME) | |
| 2004 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER) | 500 Union Street (STREET ADDRESS) | 117-3 |
| Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 38 |

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, CLAUDIA N. SPRINGFIELD, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM HOSMER RACE and wife, DIANE CAROL RACE

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 Lots 10 and 11 and the westerly 25 feet of Lot No. 12 on the Plan of Richard M. Atkinson's Subdivision as of record in Book 974, page 3 and also being Lots No. 22 and 23 and the west 25 feet of Lot No. 24 on the Map of the re-subdivision of Lot 15, Richard M. Atkinson's Subdivision, as of record in Book 974, page 50, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Cedar Lane at the corner of Lots 9 and 10; thence with the line between said 2 lots and the line between Lots 21 and 22, northerly 395 feet more or less; thence easterly 175 feet; thence southerly 396 feet more or less to the northerly margin of Cedar Lane; thence with the same westerly 175 feet to the beginning.

LOTS 10, 11, and part 12 being the same property devised to Claudia Neal Springfield by will of Thomas A. Springfield of record in Will Book 69, page 5, County Court of Davidson County, Tennessee.

LOTS 22, 23, and part 24 being part of the property conveyed to Thomas A. Springfield and wife, Claudia N. Springfield by deed from W. E. Reynolds and wife, of record in Book 1195, page 276, Register's Office for Davidson County, Tennessee; the said Thomas A. Springfield having since died.

It is hereby understood and agreed that William H. Race and William Hosmer Race are one and the same person.

unimproved ( )
This is improved (X) property, known as 2004 Cedar Lane, Nashville, Tennessee 37212
(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 my hand this 6th day of May, 19 76

Claudia N. Springfield

CLAUDIA N. SPRINGFIELD

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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 CLAUDIA N. SPRINGFIELD, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of May 19 76

Commission expires 2/7/79

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

LN# 110884-0

WARRANTY DEED

FROM
Claudia N. Springfield,
a widow

TO
William Hosmer Race and wife,
Diane C. Race

D 48848

[illegible] REFERENCE

MAY 12 2 35 PM '76

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

| | | | | | |
|---|---|---|---|---|---|
| MAY 12 76 | CONV | 47,000.00 | | | |
| MAY 12 76 | S'TAX | | B* | 122.20 | |
| MAY 12 76 | PR'FEE | | B* | .50 | |
| MAY 12 76 | W'DEED | | B* | 4.00 | * 126.70 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.