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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 $ 19,026.24

Jack Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 76.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Esq., 26th Floor, First Amer. Center, Nashville, Tenn 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN TURNER (NAME)	S A M E (NAME)	72-5
3003 Keeling Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	99
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Paid

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, James E. Abernathy and wife, Vivian W. Abernathy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Turner, an unmarried person

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 parts of Lots Nos. 51 and 52 on the map of the subdivision of the Casper Zopfi Place as of record in Book 332, page 167, Register's Office for the County of Davidson, being lot No. 6 on the plan of Susie W. Demonbreun's Re-Subdivision of part of Lots Nos 51, 52, and 53 of the Casper Zopfi Place, not of record, described according to a survey made by Ben M. Moore, Jr., Surveyor, March 26, 1947, as follows:
Beginning on the easterly margin of Keeling Avenue, at a point 206.2 feet north of the northeast corner of said Avenue and Trinity Lane, at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 150 feet; thence north 3° 30' east 50 feet to the corner of lots Nos 5 and 6; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Keeling Avenue; thence with said Avenue, southwardly 50 feet to the beginning.
Being the same property conveyed toJames E. Abernathy and wife, Vivian W. Abernathy, by deed from Julia L. Mallernee and Ewing O. Harper, Jr., of record in Book 4276, page 355, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3003 Keeling 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 hands this 14th day of May, 19 76

James E. Abernathy

Vivian W. Abernathy

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 James E. Abernathy and wife, Vivian W. Abernathy,

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 14th day of May, 1976.

Commission expires 10/23/78

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
JAMES E. ABERNATHY, et ux

TO
ANN TURNER

PLEASE MAIL RECORDED DEED TO:
Prepared by
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 50802

IDENTIF. REFERENCE

MAY 25 1 51 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY25'76	CONV	19,026.24		
MAY25'76	S'TAX		B*	49.40
MAY25'76	PR'FEE		B*	.50
MAY25'76	W'DEED		B*	4.00
			*	53.90