This Form furnished by Attorneys Title Company, Inc.

BOOK 5040 PAGE 679

Form No. WD-2

FROM

Martha H. Lee Higgins and husband

John Durant Higgins

TO

Frederic R. Minns and wife,
Verna L. Minns

For draftsman's use

This instrument prepared by
Fred Elledge, Attorney
Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic R. Minns (NAME)	Lomas & Nettleton Company (NAME)	
Rt 2 Box 430 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1026 (STREET ADDRESS)	130-A
Centerville Tn 37033 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	EE

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 30 1 44 PM '76

REGISTER DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 53,500.00 Frederic R. Minns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 76.

J. Carl Smith
Notary Public

MY COMMISSION EXPIRES: March 21 1979

(AFFIX SEAL)

D56234

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Robert A. Bennett and wife, Janet B. Bennett, to John W. Murphree, Trustee, of record in Book 2267, page 399, Register's Office for Davidson County, Tennessee, reference to which instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Martha H. Lee Higgins and husband, John Durant Higgins have bargained and sold, and by these presents do transfer and convey unto the said Frederic R. Minns and wife, Verna L. Minns 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. 55 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 55 fronts 134 feet on the westerly side of Wallace Lane and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Martha H. Lee by deed from Robert A. Bennett and wife, Janet B. Bennett, of record in Book 2742, page 606, Register's Office for Davidson County, Tennessee. The said Martha H. Lee now being Martha H. Lee Higgins.

This conveyance is made subject to restrictive covenants of record in Book 909, page 72, Book 1012, page 310, Book 2092, page 410, amended in Book 2097, page 93, and Book 2204, page 369, said Register's Office; and the Plan of record in Book 2133, page 10 and 11, said Register's Office, which shows an owner's certificate, certain setback lines and easements. Said Plan being amended as to the setback line in Book 2099, page 581, Register's Office for said County.

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This is { unimproved (X) / improved (X) } property, known as 4209 Wallace Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederic R. Minns and wife, Verna L. Minns their heirs and assigns, forever.

And We do covenant with the said Frederic R. Minns and wife, Verna L. Minns 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, except as set out herein and taxes for 1976, which have been prorated and assumed by the grantees.

And We, Martha H. Lee Higgins and husband, John Durant Higgins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frederic R. Minns and wife, Verna L. Minns, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 28th day of June, 19 76

Martha H. Lee Higgins

John Durant Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha H. Lee Higgins and husband, John Durant Higgins 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 28th day of June, 19 76.

Jo Anne Smith, Notary Public.

Commission expires March 31, 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared

JUN 30 CONV 53,500.00
JUN 30 STAX B* 139.10

with whom I am personally acquainted and who, upon oath, acknowledged himself to be

JUN 30 W'DEED B* 4.00 * 143.60

of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires .