BOOK 5042 PAGE 392

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111.70

$25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: March 13, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hollis Waller (NAME) | The Lomas & Nettleton Company (NAME) | 2D 16477 |
| 4713 Richard Court (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Map 148-12 |
| Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Virginia (CITY) (STATE) (ZIP) | Par 95 |

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, Ed Hodge and Glenn T. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hollis Waller et ux Carolyn M. Waller

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:

BEING Lot No. 100 on the Plan of Debra Heights, as of record in Book 3700, page 39, Register's Office, Davidson County, Tennessee.

SAID Lot No. 110 fronts 122.4 feet on the westerly side of Richards Court, as measured around a curve, and extends back 170.90 feet on the north line and 155.52 feet on the southerly line, to a dead line in the rear on which it measures 23.19 feet.

BEING the same property conveyed to Ed Hodge and Glenn T. Tidwell by deed from Richard F. Manning et ux Corinne M. Manning of record in Book 4624, page 807, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to Lomas & Nettleton Company of record in Book 4123, page 431, said Register's Office.

ESCROW Account and Insurance to be transferred to Grantees.

This is unimproved ( ) improved XXX property, known as 4713 Richard Court, Nashville, Tennessee
(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 9 day of July, 1976

Ed Hodge

Glenn T. Tidwell

STATE OF TENNESSEE
Davidson County

BOOK 5042 PAGE 393

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Hodge and Glenn T. Tidwell

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 5 day of July 19 76

Commission expires Nov 13 1977

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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

D 56953

ED HODGE REALTY
2740 Nolensville Road
PH 832-1872

WARRANTY DEED

FROM ED HODGE and GLENN T. TIDWELL

TO HOLLIS WALLER ET UX

IDENTIF. REFERENCE

JUL 6 1 35 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL-6-76 | CONV | 25,000.00 | | | |
| JUL-6-76 | S'TAX | | B* | 65.00 | |
| JUL-6-76 | PR'FEE | | B* | .50 | |
| JUL-6-76 | W'DEED | | B* | 4.00 | * 69.50 |