This Form furnished by Attorneys Title Company, Inc.

BOOK 5046 PAGE 253

Form No. WD-2

FROM

ANNIE C. CASTLEMAN and

GLORIA T. MILLER

TO

ERNEST G. GENDRON, unmarried

For draftsman's use

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest G. Gendron (NAME)	Guaranty Mortgage Company (NAME)	146-10
5041 Ragland Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	61
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 32737 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Jul 15 12 02 PM '76

FELIX A. HAILEY, REGISTER
DAVIDSON COUNTY, TENN.

D58569

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

CLYDE PAUL HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------Ten Dollars---------- ($10.00) ---------- DOLLARS cash in hand paid by Ernest G. Gendron, unmarried, and other good and valuable consideration, receipt of which is hereby acknowledged, and the agreement by the said Ernest G. Gendron to assume and agree to pay the unpaid balance of a loan in the original principal amount of $21,400.00 to Guaranty Mortgage Company, secured by a deed of trust of record in Book 3320, page 571, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

ANNIE C. CASTLEMAN and GLORIA T. MILLER, Grantors have bargained and sold, and by these presents do transfer and convey unto the said ERNEST G. GENDRON, unmarried, Grantee his 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. 23, on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Ragland Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots, westerly 182 feet to a point; thence southerly 281.7 feet to the north margin of Hogan Road; thence with the margin of the same, easterly 139.1 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Ragland Drive; thence with the margin of the same, northerly 235.2 feet to the point of beginning.

BEING the same property conveyed to Annie C. Castleman, John E. Miller and wife, Gloria T. Miller, jointly for life with remainder in fee to the survivor of them, by deed from Eric Doyle Simmons and wife, Betty A. Simmons of record in Book 4234, page 882, Register's Office for said County. The said John E. Miller having since died.

This conveyance is made subject to the Plan of record in Book 2663, page 104, said Register's Office which shows an owner's certificate, a 75- foot minimum building setback line from Ragland Drive and 37.5 feet from Hogan Road, and a 10-foot easement for public utility pruposes along the westerly line of said lot; and restrictive covenant contained in instrument of record in Book 2680, page 280, Register's Office for Davidson County, Tennessee

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This is { unimproved / improved X } property, known as 5041 Ragland Drive, Nashville, Tennessee
(House Number) (Street) 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 ERNEST G. GENDRON, unmarried

his heirs and assigns, forever.

And we do covenant with the said ERNEST G. GENDRON, unmarried

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 of record.

And ANNIE C. CASTLEMAN and GLORIA T. MILLER

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ERNEST G. GENDRON

his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 15th day of July, 1976

Annie C. Castleman
ANNIE C. CASTLEMAN
Gloria T. Miller
GLORIA T. MILLER

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 ANNIE C. CASTLEMAN and GLORIA T. MILLER

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 15th day of July, 1976.

CLYDE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

Commission expires 1-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be 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 self as .

JUL 15 CONV 47,000.00
JUL 15 S'TAX B* 109.20
B* .50
B* 4.00 * 113.70

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires