FORM NO. WD-1

BOOK 5052 PAGE 737

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 1976.

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JANE C. FRANKS, ATTORNEY 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ervin T. Sain, et al (NAME)	Same (NAME)	117-14
2225 Bandywood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert W. Yafrate, Jim Costa and Wayne Shearon, partners doing business as Hillsboro Electric Service

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ervin T. Sain and Jack E. Froeter, tenants in common with right of survivorship

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, near the City of Nashville, being part of Lot No. 43 on the Map of Section Two of George Waters' Subdivision, as of record in Book 1130, page 68, Register's Office for said County. Said part of said lot fronts 60 feet on the south side of Bandywood Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert W. Yafrate, Jim Costa and Wayne Shearon by Installment Deed from Thomas W. Moody and wife, Mae Jean Moody, of record in Book 4607, page 970, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2225 Bandywood Road, Nashville, Tennessee 37215
(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 26th day of July, 1976

Robert W. Yafrate Wayne Shearon

Jim Costa

STATE OF TENNESSEE
Davidson County

BOOK 5052 PAGE 738

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert W. Yafrate, Jim Costa and Wayne Shearon

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 26th day of July 1976.

Commission expires 7-31-78

Brenda Jane Hawks
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) (themselves) (himself) 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

WARRANTY DEED

FROM Robert W. Yafrate, et al

TO Ervin T. Sain & Jack E. Froeter

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IDENTIF. REFERENCE

AUG 2 10 55 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2-	CONV	70,000.00			
AUG-2-	S'TAX		B*	182.00	
AUG-2-	PR'FEE		B*	.50	
AUG-2-	W'DEED		B*	4.00	* 186.50