FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

Bobby R Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 1/2-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Vincent (NAME)	Same (NAME)	83-1-54
3534 West Hamilton Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218 (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, Audrey Mai Jackson Pearce and husband, Albert Lee Pearce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Anderson and Jim Vincent

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 the easterly 55 feet of Lot Number 5 on the Map of Jones and Bradford's Subdivision as of record in Book 332, page 53 of the Register's Office for Davidson County, Tennessee. Said Part of said Lot fronts 55 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet along the westerly margin of Kline Street, to an alley in the rear.

BEING the same property conveyed to Audrey Mai Jackson by deed from Emma Koonce Sanders and husband, J. J. Sanders of record in Book 1369, page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Albert L. Pearce, husband of the above named Audrey Mai Jackson Pearce, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Albert L. Pearce and Albert Lee Pearce being one and the same person.

This is unimproved ( ) improved (X) property, known as 953 West Sharpe (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37246 (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, 19 76

Audrey Mai Jackson Pearce
AUDREY MAI JACKSON PEARCE

Albert Lee Pearce X
ALBERT LEE PEARCE

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 Audrey Mai Jackson Pearce

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 19 76.

Commission expires 10-7-79

Notary Public

STATE OF New York
NASSAU County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert L. Pearce

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at New York, this 4 day of August, 19 76.

Commission expires

STACK
Notary Public
State of New
- Queens C
My commission expires March 30 '78

Notary Public

D 62785

IDENTIF. REFERENCE

AUG 11 10 51 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
AUDREY MAI JACKSON PEARCE

TO
BOBBY ANDERSON and
JIM VINCENT

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 11 76	CONV	*4,500.00			
AUG 11 76	S'TAX		B*	11.70	
AUG 11 76	PR'FEE		B*	.50	
AUG 11 76	W'DEED		B*	4.00	* 16.20