FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 10-17-78

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
James W. Stinnett, Jr., Attorney, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. P. Thompson (NAME)	Same (NAME)	8 Da 26417
545 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 90-12
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 332 sh

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, ~~XX~~ I, Jo Ann Drake, an unmarried woman, being the same person as Jo Ann S. Grist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. P. Thompson

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. 29 on the Plan of Charlotte Park Annex Subdivision, as of record in Book 3700, page 49, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the west side of Annex Avenue and runs back 148.6 feet on the south line and 147.67 feet on the north line to a dead line in the rear, on which it measures 50.08 feet.

BEING the same property conveyed to James E. Grist and wife, Jo Ann R. Grist, by deed from Gold Crown Homes, as of record in Book 4077, page 812, said Register's Office; and being the same property conveyed to Jo Ann S. Grist, by quitclaim deed from James Edward Grist, of record in Book 4714, page 893, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance, grantee assumes and agrees to pay the remaining balance in the amount of $11,167.93, on a certain note payable to The Lomas & Nettleton Company, secured by deed of trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 545 Annex Avenue, Nashville, Tennessee 37209
(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 my hand this 13th day of August, 19 76

Jo Ann Drake

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Ann Drake

the bargainor s, 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 Ashland City, Tennessee, this 13th day of August 19 76

Commission expires 10-17-78

Janet M. Conley
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 Jo Ann Drake, an unmarried woman

TO J. P. THOMPSON

D 63263

IDENTIFICATION REFERENCE

AUG 13 4 00 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 13	CONV	20,000.00			
AUG 13	S'TAX		B*	52.00	
AUG 13	PR'FEE		B*	.50	
AUG 13	W'DEED		B*	4.00	* 56.50