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 $ 600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 8, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY AND WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Whitaker (NAME)	SAME (NAME)	92-2-201
P. O. Box 24886 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37202 (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~~, I, Effie Hodges, as sole surviving heir at law of Edith Duncan, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Whitaker

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 northern part of Lot 123, Block 5, on the Plan of Hefferman, of record in Book 161, page 138, Register's Office for DAvidson County, Tennessee.

Said part of Lot 123 fronts 50 feet on the southerly side of Alameda Street and extends back 65.12 feet on the easterly line and 105.83 feet on the westerly line to a dead line in the rear measuring 63.96 feet thereon, said rear line being the northerly line of property conveyed to The State of Tennessee for a controlled access highway, as of record in Book 4178, page 45, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Charles Duncan, et ux, Edith Duncan, by deed from Robert Lusk, et ux, Binnie Lusk, of record in Book 841, page 365, said Register's Office. The parties having since died with Charles Duncan predeceasing Edith Duncan.

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 Grantee herein.

This is unimproved (X) improved ( ) property, known as 2709 Alameda Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37208 (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 14th day of August, 1976

Effie Hodges

Effie Hodges

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 Effie Hodges

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 6th day of August, 19 76

Commission expires My Commission Expires Sept. 8, 1979

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

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WARRANTY DEED

FROM
EFFIE HODGES

TO
JAMES A. WHITAKER

TENN. REFERENCE

AUG 19 2 45 PM '76

REGISTER
DAVIDSON CO. TENN.

AUG 19 76	CONV	*	600.00			
AUG 19 76	S'TAX			B*	1.56	
AUG 19 76	PR'FEE			B*	.50	
AUG 19 76	W'DEED			B*	4.00	* 6.06

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.