This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5075 PAGE 198

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E.Christy et ux	Lomas & Nettleton Company	MAP - 83-13
(NAME) 1510 Lillian Street	(NAME) 3200 Pacific Avenue	Parcel - 447
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Virginia Beach, Va. 23451	23W-4575
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Robert E.Christy and wife, Laura C.Christy and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Robert E.Christy and wife, Laura C.Christy, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $9,500.00 secured by deed of trust in Book 4308, page 358, Register's Office for Davidson County, Tennessee.

We, Fred A. Settles and wife, Irma N. Settles

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E.Christy and wife, Laura C.Christy

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Map of Lindsley Home Tract, as of record in Plan Book 2, page 92, Chancery Court at Nashville.

Said Lot No. 162 fronts 50 feet on the southerly margin of Lillian Avenue and extends back between parallel lines 150 feet to an alley, on which it measures 50 feet.

Being the same property conveyed to Fred A. Settles and wife, Irma N. Settles, by deed from Leonard Thomas Ferrell and wife, Mabel Irence Ferrell, recorded in Book 4308, page 356, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 9,700.00

Subscribed and sworn to before me, this the 4th day of Oct. 19 76

Affiant Robert E. Christy

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 1510 Lillian Street (House Number) Nashville, Tennessee (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert E. Christy and wife, Laura C.Christy

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except taxes for 1976 which are prorated and assumed by the purchasers, and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert E.Christy and wife, Laura C.Christy

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our hand s this 4th day of October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred A. Settles

Irma N. Settles

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Fred A. Settles and wife, Irma N. Settles

the within named bargainors, 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 4th day of Oct., 76.

Commission expires 4/21/80

Mary Emery
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

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.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 30111

WARRANTY DEED

FROM

Fred A. Settles et ux.

TO

Robert E. Christy et ux.

OCT-5⅞ CONV *9,700.00
OCT-5⅞ S'TAX B* 25.22
OCT-5⅞ PR'FEE B* .50
OCT-5⅞ W'DEED B* 4.00 * 29.72

D 71078

IDENTIF. REFERENCE

OCT 5 10 15 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE