BOOK 5083 PAGE 675

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Nanette W. Blair, unmarried

TO

Harley Axwell, Trustee

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harley Axwell, Trustee (NAME)	SAME (NAME)	82-16
Box 23645 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	155
Nashville Tenn 372 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 75080

T IDENTIF. REFERENCE

NOV 1 12 30 PM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF [illegible] 19 76.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

TEN AND NO/100----------

For and in Consideration of the sum of

----------($10.00)----------

DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEE, and his agreement to pay the outstanding principal loan balance more fully described in and secured by Vendor's lien retained in deed of record in Book 4972, Page 219, Register's Office Davidson County, Tennessee, payable $139.00, principal and interest.

FORFURTHER CONSIDERATION, GRANTEE, herein, agrees to improve property, herein, conveyed, in the amount of $5,000.00, said improvements to be completed within one (1) year from date of this deed, if improvements are not made GRANTOR, herein, holder of second mortgage, shall have the right to call said note due and payable.

I, Nanette W. Blair, Grantor, herein,

have bargained and sold, and by these presents do transfer and convey unto the said

Harley Axwell, Trustee, GRANTEE, herein,

his successors ~~and~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 52 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plat Book 1, Page 13, Chancery Court at Nashville, and a small corner of Lot No. 55 on the Plan of Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 70, Register's Office Davidson County, Tennessee.

SAID Lot No. 52 and part of Lot No. 55 front together 50 feet on the southerly side of Russell Street and run back between parallel lines, with the westerly margin of an alley, 170 feet, more or less, to an alley in the rear.

BEING the same property conveyed Nanette W. Blair by deed from Hanson A. Duke, et ux, of record in Book 5004, Page 433, Register's Office Davidson County, Tennessee.

NOTE: IF GRANTEE, herein, should default on first mortgage against this property, holder of second mortgage shall have the right to declare said second mortgage due in full. Should, GRANTEE, herein, transfer the security of deed of trust of recrod in Book _____, Page _____, said Register's Office, without written approval of the lawful holder of the note, in that event, said holder may declare the entire balance due and payable.

This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

BOOK 5083 PAGE 676

WD-2

This is unimproved ( ) improved (XX) property, known as 920 Russell Street, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, heirs and assigns, forever.

And Grantor do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantor do further covenant and bind my self, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of July, 19 76

Nanette W. Blair

NANETTE W. BLAIR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nanette W. Blair, unmarried,

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 29 day of July, 19 76

Robert E. Tipps, Notary Public.

Commission expires 2/8/78

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