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File Bot #9

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
207 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Address New Owner	Send Tax Bills	Map Parcel No.
Carlton Investment Company P. O. Box 397 Murfreesboro, Tenn. 37130	Carlton Investment Co. P. O. Box 397 Murfreesboro, Tenn. 37130	Map 82-16 Par. 155 Map 82-16 Par. 117

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the grantee, CARLTON INVESTMENT COMPANY, a partnership composed of Edward Elam Carlton and Mary Evelyn Carlton, and other good and valuable considerations, receipt of which is hereby acknowleged;

I, HARLEY AXWELL, TRUSTEE, have this day bargained and sold, and do hereby transfer and convey unto the said CARLTON INVESTMENT COMPANY, its successors and assigns, the following tracts of land in Davidson County, Tennessee, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Greenwood Payne's Addition to Edgefield, Now East Nashville, as of record in Book 21, Page 70, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the westerly side of Russell Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Harley Axwell, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary, of record in Book 5056, Page 67, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Barrow's Addition to Edgefield, now East Nashville, 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 for said County.

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

Being the same property conveyed to Harley Axwell, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary, by deed from Nanette W. Blair, of record in Book 5083, Page 675, and by Deed of Correction being recorded simultaneously herewith, in said Register's Office.

It is expressly understood and agreed that as a part of the consideration of the conveyance, the Grantee, CARLTON INVESTMENT COMPANY, agrees to assume and pay the following indebtedness, to-wit:

TRACT NO. I: Trust Deed executed by Harley Axwell, Trustee, to William D. Castleman, Trustee, dated July 6, 1976, securing the indebtedness therein described to E. B. Denney, which instrument appears of record in Book 5056, Page 69, Register's Office for Davidson County, Tennessee. (This Trust Deed is commonly known as a "wrap-around mortgage" and encompasses a Deed of Trust of record in Book 3296, Page 69, R.O.D.C., Tennessee; see instrument for complete terms and conditions).

TRACT NO. II: Grantees hereby agree to assume and pay as to Tract No. II, the following: (1) Deed of Trust executed by Harley Axwell, Trustee, to L. Kenneth Johnson, dated July 29, 1976, in the original amount of $4,800.00, payable to the order of Nanette W. Blair, of record in Book 5071, Page 780, and by Correction of Deed of Trust being recorded simulteneously herewith, in the Register's Office for Davidson County, Tennessee; and, (2) Vendor's Lien retained in Deed from Hanson A. Duke, et ux, to David M. Edgin and wife, Mary E. Edgin, dated December 14, 1975, in the original amount of $8,000.00, of record in Book 4972, Page 219, Register's Office for Davidson County, Tennessee.

This property is improved and known as 920 and 931 Russell Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to said CARLTON INVESTMENT COMPANY, a partnership composed of Edward Elam Carlton and Mary Evelyn Carlton, with its principal office in Murfreesboro, Tennessee, its successors and assigns, forever, and I covenant that I am 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 as herein stated.

I further warrant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to CARLTON INVESTMENT COMPANY, its successors,

and assigns, against the lawful claims of all persons.

WITNESS my hand at Nashville, Tennessee, this the 7th day of January, 1977.

HARLEY AXWELL, TRUSTEE

13E CONV 68-000.00
13E S'TAX 176.20
13E TR'FEE .50
13E M'DEED 6.00 * 183.30

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, HARLEY AXWELL, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office at Nashville, Tennessee, this the 7th day of January, 1977.

Notary Public

My commission expires: 1-29-77.

JAN 13 10 25 AM '77

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 1977.

Notary Public

My commission expires: 1-29-77.