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 $ 85221.00

Bill Foley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES: 4-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRIAD, INC. (NAME)	Schumacher Mortgage Company, Inc. (NAME)	13DA 36700
2017 Lebanon Rd (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	59-15-114
Nashville Tn 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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, JAMES H. CHANDLER, JR. AND WIFE, ELZER S. CHANDLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRIAD, INC.

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 Lot No. 4, Haynes Heights, Section 4, as of record in Book 3842, page 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 110,0 feet on the easterly side of Walker Lane and extends back 371.8 feet on the northerly line and 378.5 feet on the southerly side to a broken line in the rear, measuring a total of 110.7 feet thereon.

BEING the same property conveyed to James H. Chandler, Jr. and wife, Elzer S. Chandler, by deed from William Balfanz and wife, Reba M. Balfanz, of record in Book 3136, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4079, page 995, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 2609 Walker Lane, Nashville, TN
(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 our hand s this 27 day of Dec, 19 76

James H. Chandler
JAMES H. CHANDLER, JR.

Elzer S. Chandler
ELZER S. CHANDLER

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 JAMES H. CHANDLER AND WIFE, ELZER S. CHANDLER

the bargainor s, 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 27th day of December, 1976

Commission expires 9-4-79

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

FILE IN BOX 4

WARRANTY DEED

FROM JAMES H. CHANDLER, JR. AND WIFE,

ELZER S. CHANDLER

TO

TRIAD, INC.

D 85095

IDENTIFICATION REFERENCE

JAN 13 11 56 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 13 77	CONV	*8,500.00			
JAN 13 77	S'TAX		B*	22.10	
JAN 13 77	PR'FEE		B*	.50	
JAN 13 77	W'DEED		B*	4.00	* 26.50

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