BOOK 5114 PAGE 297

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $17,496.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Realty Group, Inc. (NAME)	Dobson & Johnson, Inc. (NAME)	15D 30835
Hermitage Professional Mall Suite 205 (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Map 61-16
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	Parcel 91

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, Carolon Sue Peek Durham and James H. Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Realty Group, 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:

BEING Lot No. 8 of Block "D" on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County and more fully described in aforestated deed.

BEING the same property conveyed to Carolyn Sue Peek, unmarried, by deed from Castleman Construction Co. of record in Book 4296, Page 557, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 3827, Page 952, Register's Office for said County, securing a promissory note dated October 29, 1964, payable to the order of Dobson & Johnson, Inc., with a present unpaid principal balance of approximately $6,308.88, which the Grantees herein hereby assume and agree to pay and a Second Deed of Trust recorded in Book 4573, Page 817, Register's Office for said County, securing a promissory note dated January 31, 1972, payable to the order of Fidelity Federal Savings & Loan Association, with a present unpaid principal balance of $1,188.00, which the Grantee herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein.

THIS conveyance is further subject to the condition that the Grantees with convey to Hubert Y. Spears and wife June S. Spears if a certain promissory note of even date in the principal sum of $10,000.00 bearing interest at the rate of 9% per annum from date is not paid on or before 60 days from the date hereof.

THIS conveyance is further subject to any and all easements, restrictions and right-of-way of record.

This is unimproved ( ) improved (XX) property, known as 4109 Addine Street (House Number) (Street) Nashville (P. O. Address) (City or Town) TN 37216 (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 9th day of February, 19 77

Carolon Sue Peek Durham: Carolon Sue Peek Durham

James H. Durham: James H Durham

The said Carolon Sue Peek and Carolon Sue Peek Durham being one-in-the-same.

BOOK 5114 PAGE 298

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolon Sue Peek Durham and James H. Durham

the 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 9th day of February, 19 77

Commission expires 2-21-79

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

WARRANTY DEED

FROM
CAROLYN SUE PEEK DURHAM ET VIR

TO
FIRST REALTY GROUP, INC.

D 8 9 0 1 2

IDENTIF. REFERENCE

FEB 11 9 29 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Edward Feldman
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FEB 11 77	CONV	17,496.89			
FEB 11 77	S'TAX		B*	45.50	
FEB 11 77	PR'FEE		B*	.50	
FEB 11 77	W'DEED		B*	4.00	* 50.00