MAP:

PARCEL:

SEND TAX BILLS TO:

NAME: Larry D. Poston
ADDRESS: 58 Peachtree
Nashville, Tennessee

NAME AND ADDRESS OF NEW OWNER:
Mr. & Mrs. Larry D. Poston
58 Peachtree
Nashville, Tennessee

This Instrument Prepared
from Information Furnished
by the Parties by:
John E. Ghee
P. O. Box 7065
Nashville, Tennessee 37210

9R-13
64
PW

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND AND NO/100 ($12,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged;

We, the undersigned, HOMER JACKSON CANTRELL and wife, EUSA MAI CANTRELL, have bargained and sold and do hereby transfer and convey unto LARRY D. POSTON and wife, EVELYN S. POSTON, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being described as follows, to-wit;

Being Lot No. 4 of Block No. 2 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the southerly of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Homer Jackson Cantrell and wife, Eusa Mai Cantrell, by deed of record in Deed Book 1166, page 113, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and, to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and intrest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as herein set forth.

We further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 22nd day of November, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00
Mrs. Larry A Poston
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1977.
Deputy Register

Homer Jackson Cantrell
HOMER JACKSON CANTRELL

Eusa Mai Cantrell
EUSA MAI CANTRELL

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named HOMER JACKSON CANTRELL and wife, EUSA MAI CANTRELL, bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 22nd day of November, 1976.

John E. Shea
Notary Public

My Comission Expires: April 28, 1980

D 9518 2

IF THERE IS A DIFFERENCE
MAR 24 8 14 AM '77
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

CONV 12,000.00
TAX 31.20
FEE .50
DEED 4.00 * 35.70

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE me this 22nd day of November, 1976.

John E. Shea
Notary Public

My Comission Expires: April 28, 1980