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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,300.00

John F Viaches
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 1977

Dean D. Chandler
Notary Public

MY COMMISSION EXPIRES: August 29, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge III., 119 Union Street, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Viaches (NAME)	Hoel-Palmer Mortgage Company (NAME)	
445 Tusculum Rd. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	161-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, W. L. Bainbridge III., and wife Josephine G. Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Viaches and wife, Beverly F. Viaches

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 on the Plan of McMurray Meadows, Section 1, as of record in Book 5050, page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 69.3 feet on the southerly side of Tusculum Road and runs back between lines, 143.62 feet on the easterly side and 145.21 feet on the westerly side to a line at the rear on which it measures 69.32 feet thereon.

BEING part of the same property conveyed to W. L. Bainbridge, III by deed from the Most Reverend James D. Niedergess, Bishop of The Roman Catholic Diocese of Nashville, of record in Book 5058, page 979, said Register's Office.

This is unimproved ( ) improved ( ) property, known as _____ (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 13th day of April, 1977

W. L. Bainbridge III

Josephine G. Bainbridge

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge III, and wife Josephine G. Bainbridge

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 13th day of April, 19 77.

Commission expires February 15, 1981

Evelyn Strasser
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

W. L. Bainbridge III and wife Josephine G. Bainbridge

TO

John P. Viaches and wife Beverly F. Viaches

E 00070

IDENTIF. REFERENCE

APR 22 12 58 PM '77

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Rae Nell Palmer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR22'77	CONV	29,300.00			
APR22'77	S'TAX		8*	76.18	
APR22'77	PR'FEE		8*	.50	
APR22'77	W'DEED		8*	4.00	* 80.68