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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 $ 57,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 77

Notary Public

MY COMMISSION EXPIRES: Oct 2 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Graham B. Boyce, Attorney 515 Stahlman Building Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry D. Drake, et ux (NAME) | Same (NAME) | 14W 21225 |
| 33 Shepard Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 105-4 |
| Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | Par. 147 |

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~~ I, Harley Axwell, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Drake, et ux, Emily F. Drake

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. 1 and the south 26 feet of the north 69 feet of the west 2 feet of Lot No. 2 of Trimble's Addition, as of record in Book 57, page 84, REgister's Office for said County, Described according to a survey made by John M. Sullivan, surveyor, dated January 16, 1964, as follows:

Beginning at a point in the southerly margin of Shepard Street, the common front corners of Lots Nos. 1 and 2; thence with the lines between the said lots, southwardly 43 feet; thence eastwardly 2 feet; thence southwardly 26 feet; thence westwardly 2 feet to the line between Lots 1 and 2, thence with the said lot lines, southwardly 87 feet to the corners of Lots 1 and 2, in the north margin of an alley; thence with said alley, and the rear line of Lot No. 1, westwardly 124 feet to the easterly margin of John Street; thence with the said margin of John Street northwardly 156 feet to the southeast corner of the intersection of John Street and Shepard Street, thence with the southerly margin of Shepard Street, eastwardly 124 feet to the point of beginning.

BEING the same property conveyed to Harley Axwell, Trustee, by deed from Margie Williams, et vir, Walter B. Williams, of record in Book 5147, Page 984, Register's Office for Davidson County, Tennessee.

The buyer assumes and agrees to pay the balance of a mortgage in the amount of $56,000.00 secured by deed of trust in Book 5147, Page 986, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 33 Shepard Street Nashville, TN 37210
(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 my hand this 16th day of May, 19 77

Harley Axwell Trustee
Harley Axwell, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harley Axwell, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of May 19 77

Commission expires Oct 25, 1977

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 HARLEY AXWELL, TRUSTEE

TO LARRY D. DRAKE, et ux

E 04405

IDENTIFICATION REFERENCE

MAY 18 1 33 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| MAY 18 77 | CONV | 57,500.00 | | |
| MAY 18 77 | S'TAX | | B* 149.50 | |
| MAY 18 77 | PR'FEE | | B* .50 | |
| MAY 18 77 | W'DEED | | B* 4.00 | * 154.00 |

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