BOOK 5167 PAGE 423

Return to Charlton Realty
490 Bell Rd.
Nashville, Tenn. 37217

SEND TAX STATEMENTS TO:
Charlton Realty Co.
490 Bell Rd
Nashville, Tenn. 37217

MAP NO. 133-2
PARCEL NO. 61

This instrument prepared by:
BERRY AND BERRY, Attorneys at Law
Town Square, Franklin, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTEEN THOUSAND ($18,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, BESSIE PEARL HARRIS, have this day bargained and sold and do hereby transfer and convey unto CHARLTON REALTY, INC., its successors and æssigns, that certain tract or parcel of land, lying and being situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 23 on the map of Woodbine Sales Corporation plan of lots called Pleasant View, of Record in Book 1130, page 43, Register's Office for said County.

Said Lot No. 23 fronts 54 feet on the northerly side of Thuss Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lee Grover Harris and wife, Bessie Pearl Harris, by deed of record in Book 1235, page 56, Register's Office of Davidson County, Tennessee, the said Lee Grover Harris having since died.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Charlton Realty, Inc., its successors and assigns, forever.

AND I COVENANT with the said Charlton Realty, Inc., that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as follows:

E12757

IDENTIF. REFERENCE

JUL 6 9 03 AM '77

FEE $ REGISTER'S DAVIDSON COUNTY, TENN.

(1) Taxes for the year 1977 which are a lien against the property, but are not yet due and payable.

(2) A 10-foot easement for public utilities along the rear line of premises, 35-foot building set-back line from Thuss Avenue and conditions of owner's certificate as shown on Plan of record in Book 1130, page 43, Register's Office for Davidson County, Tennessee.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land, to the said Charlton Realty, Inc., its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 21th day of June, 1977.

Bessie Pearl Harris
BESSIE PEARL HARRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bessie Pearl Harris, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on this the 27 day of June, 1977.

(SEAL)

Arthur L Clinard
Notary Public

My Commission Expires:

11-15-1980

JUL-67	CONV	18,000.00	B*	46.80	
JUL-67	S'TAX		B*	.50	
JUL-67	PR'FEE		B*	6.00	* 53.30
JUL-67	W'DEED				

STATE OF TENNESSEE

COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $18,000.00.

Julia W Chatta

Sworn to and subscribed before me, on this the 27 day of June, 1977.

(SEAL)

Arthur L Clenden
Notary Public

ARTHUR L. CLENDENEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

11-15-1980