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77-10-12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,850.00

Robert P. Null Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 77.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Null, Jr., et ux (NAME)	The Lomas & Nettleton Company (NAME)	61-15-307
3822 Baxter Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	15DZ-6025
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, PAULINE YOUNGER PHILLIPS, IRENE YOUNGER DUNFORD and JOHN RUSSELL YOUNGER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT P. NULL, JR. and wife, TERESA NULL,

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. 31 on the Plan of the Subdivision of the Maplewood Home Tract of record in Book 421, page 174, said Register's Office, described as follows:

SAID Lot No. 31 fronts 100 feet on the easterly side of Baxter Avenue and extends back between parallel lines 225 feet to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to John T. Younger and wife, Mary Russell Younger, by deed from Mrs. Daisy Warren and husband, S. S. Warren, of record in Book 1491, page 155, said Register's Office. The said parties having since died, the said John T. Younger predeceasing the said Mary Russell Younger. By Will of record in Will Book 120, page 119, County Court of Davidson County, the said property was devised to Pauline Younger Phillips, Irene Younger Dunford and John Russell Younger.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

John Russell Younger was appointed Attorney-in-Fact for Pauline Younger Phillips of record in Book 5208 page 734, said Register's Office; and was also appointed Attorney-in-Fact for Irene Younger Dunford of record in Book 5208 page 735 said Register's Office.

This is unimproved ( ) improved (X) property, known as 3822 Baxter Avenue, Nashville, TN
(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 11th day of November, 19 77

PAULINE YOUNGER PHILLIPS

By: John Russell Younger
John Russell Younger,
Attorney-in-Fact

John Russell Younger
JOHN RUSSELL YOUNGER,
Individually

IRENE YOUNGER DUNFORD

By: John Russell Younger
John Russell Younger,
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Russell Younger

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 11th day of October, 19 77.

Commission expires 6/7/80

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

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FILE IN BOX 4

WARRANTY DEED

FROM PAULINE YOUNGER PHILLIPS, IRENE YOUNGER DUNFORD and JOHN RUSSELL YOUNGER

TO RICHARD P. NULL, JR. and wife, TERESA M. NULL

IDENTIF. REFERENCE

OCT 14 9 11 AM '77

FILED AND RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 14 77	CONV	27,850.00		
OCT 14 77	S'TAX		B*	59.28
OCT 14 77	PR'FEE		B*	.50
OCT 14 77	W'DEED		B*	4.00 * 63.78

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 11th day of October, 1977, before me personally appeared John Russell Younger, to me known to be the person who executed the foregoing instrument in behalf of Irene Younger Dunford and Pauline Younger Phillips and acknowledged that he executed the same as the free acts and deeds of the said Irene Younger Dunford and Pauline Younger Phillips.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 1977.

My commission expires: 6/7/80

Notary Public AT LARGE TENNESSEE