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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 $31,007.28.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 21 1981

(AFFIX SEAL)

Attn: Jack Robinson

GULLETT, STEELE, SANFORD, ROBINSON & MERRITT — THIS INSTRUMENT WAS PREPARED BY P.O. Box 2757, Nashville, TN 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin E. Sharpton (NAME)	Same (NAME)	118-4
P.O. Box 40183 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(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~~ XXX LANDERS COMPANY, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN E. SHARPTON,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the Sixth District of Davidson County, Tennessee, being Lots Numbers 3 and 10, on the Plan of Subdivision of the G.P. Rose property dated March___, 1925.

Said Lot No. 3 fronts 63 feet 6 inches on the easterly side of Nolensville Pike, measuring 58 feet across the rear, extending back 228-1/2 feet on the northerly line and 202 feet on the southerly line.

Said Lot No. 10 fronts 58 feet on the westerly side of a new Avenue running back between parallel 150 feet, adjoining in the rear of Lot No. 3. Said new Avenue above referred to extends Southwardly from Glenrose Avenue and lies one block east of Nolensville Pike.

Included in the above description, but excluded therefrom, is that part of said property conveyed to the State of Tennessee for highway purposes, of record in Book 2021, page 456, for said County.

Being the same property conveyed to Landers Company, Inc., by deed from Jack O'Neal et ux of record in Book 4900, page 710, Register's Office for Davidson County, Tennessee.

As a part of the consideration, the Grantee assumes and promises to pay according to its terms a certain Deed of Trust Note described in and secured by a Deed of Trust relating to the above-described property of record in Book 4598, page 593, said Register's Office.

Said property is encumbered by 1977 Metro taxes which have been prorated and assumed by the Grantee.

This is unimproved ( ) improved (X) property, known as 2204 Nolensville Road, Nashville, Tennessee (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 20 day of October, 1977

LANDERS COMPANY, INC.

By: Marvin E. Sharpton
Marvin E. Sharpton, President

By: M. A. Hooper
M. A. Hooper, Secretary

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Rick Davidson, a Notary Public within and for the State and County aforesaid, personally appeared Marvin E. Sharpton and M. A. Hooper with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the LANDERS COMPANY, INC., the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marvin E. Sharpton as such President, and attesting the same by the said M. A. Hooper as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 20 day of October, 19 77.

My Commission Expires AUG. 1, 1981

My commission expires _____

Rick Davidson
Notary Public

RICK DAVIDSON NOTARY PUBLIC DAVIDSON COUNTY

E 32197

IDENTIF. REFERENCE

OCT 20 3 25 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

WARRANTY DEED

FROM
LANDERS COMPANY, INC.

TO
MARVIN E. SHARPTON

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 20 77	CONV	31,007.20			
OCT 20 77	S'TAX		B*	80.60	
OCT 20 77	PR'FEE		B*	.50	
OCT 20 77	W'DEED		B*	4.00	* 85.10