BOOK 5246 PAGE 905

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Terry R. Vance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry R. Vance (NAME)	REALTY MORTGAGE, INC. (NAME)	Map 102-3
402 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway (STREET ADDRESS)	Par 163
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	8DA-25666

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, BESSIE MAI READ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY R. VANCE

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. 1211 on the Plan of Charlotte Park, Section 21, as of record in Book3700, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1211 fronts 80 feet on the easterly side of Annex Avenue and extends back between lines, 156.0 feet to a dead line, measuring 66.10 feet thereon.

BEING the same property conveyed to Frank Turner Read and wife, Bessie Mai Read, by deed from J. Douglas Wright, Jr., of record in Book 4160, page 845, Register's Office for Davidson County, Tennessee. The said Frank Turner Read having since died and the said Bessie Maie Read having since had appointed Edna E. Reed as Conservator by instrument being filed along with this document.

This is unimproved ( ) improved (X) property, known as 402 Annex Avenue, Nashville, Tenn. 37209
(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 18th day of January, 1978

BESSIE MAI READ
Edna E Read Conservator
By: Edna E. Read, Conservator

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna E. Read, acting as Conservator for Bessie Mai Read, being so authorized to do

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January 1978

Commission expires 1/29/79

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

BESSIE MAI READ

TO

TERRY R. VANCE

E 47861

IDENTIF. REFERENCE

JAN 27 2 36 PM '78

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

Alan L. Saturn, Attorney
File Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 27	CONV	39,900.00			
JAN 27	RS TAX		S*	103.74	
JAN 27	RR FEE		S*	.50	
JAN 27	W DEED		S*	4.00	* 108.24