FORM NO. WD-1

BOOK 5250 PAGE 848

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY 1978.

Notary Public

MY COMMISSION EXPIRES: 7-29-79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

HOWARD F. BUTLER, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Arthur, et ux (NAME)	(Same) (NAME)	160-6
5401 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36
Nashville, Tenn. 37220 (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, Albert M. Lucas, et ux, Nelda B. Lucas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Arthur, et ux, Lola K. Arthur

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.196 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.

Said Lot No. 196 fronts 222.79 feet on the westerly side of U. S. Highway 31 (Franklin Road) and runs back between lines 446.02 feet on the southerly side and 344.10 feet on the northerly side to a line in the rear measuring 245 feet thereon.

Being the same property conveyed to Albert M. Lucas or Nelda B. Lucas by deed from Frances R. Causey, of record in Book 5004, Page 698, Register's Office for Davidson County, Tennessee

This is unimproved (X) improved ( ) property, known as 5405 (House Number) Franklin Road (Street) (P. O. Address) Nashville (City or Town) 37220 (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 hands this 8th day of Feb, 1978

Albert M. Lucas

Nelda B. Lucas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~ALBERT M. LUCAS~~ N. B. TUCKER, JR., a Notary Public in and for said County and State, the within named ALBERT M. LUCAS and NELDA B. LUCAS

the bargainor, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 1978

Commission expires 7-25-79

N. B. Tucker Jr.
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
ALBERT M. LUCAS or
NELDA B. LUCAS

TO
WILLIAM H. ARTHUR, ET UX,
LOLA K. ARTHUR

E 49630

IDENTIF. REFERENCE
~~U.C.C~~

FEB 8 1 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-8-78	CONV	25,000.00			
FEB-8-78	S'TAX		B*	65.00	
FEB-8-78	PR'FEE		B*	.50	
FEB-8-78	W'DEED		B*	4.00	* 69.50