FILE BOX 3

Form No. WD-1

BOOK 5261 PAGE 465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

23,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MARCH, 1976

Notary Public

MY COMMISSION EXPIRES: 7-6-77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Lee Pellett (NAME)	Galbreath Mortgage Company (NAME)	MAP 72-9
1027 Carolyn Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 391
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	15DA-02570

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, Dixie Datsun, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Lee Pellett and wife Theresa J. Pellett

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:

BEING Lot No. 47 on the plan of Irvington Subdivision, as of record in Book 643, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dixie Datsun, Inc. by deed from Martha White Gaines, individually and as Executrix of the Estate of Albert A. White, deceased, as of record in Book 5154, Page 81, Register's Office for said County.

Said Lot No. 47 fronts 60 feet on the northerly side of Carolyn Avenue, and runs back between parallel lines, 175 feet to a dead line, measuring 60 feet thereon.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 1027 Carolyn Avenue (House Number) (Street) Nashville, TN 37216 (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 9TH day of MARCH, 1976

Dixie Datsun, Inc.

Allen T. Roberts, Pres.

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, ~~the undersigned~~, a Notary Public within and for the State and County aforesaid, personally appeared Glenn Roberts and _____ with whom I am personally acquainted and who upon (~~their~~ ~~several~~ ~~oaths~~) acknowledged (~~themselves~~) to be the President and _____ respectively of the Dixie Datsun, Inc. the within named bargainor, and corporation, and that (he) as such President 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 Glenn Roberts as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 9th day of March, 19 78

My commission expires 9-6-81

Patricia Ann Joyce
Notary Public

PATRICIA ANN JOYCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 54343

WARRANTY DEED

FROM Dixie Datsun, Inc.

TO Steven Lee Pellett

IDENTIF. REFERENCE

MAR 13 10 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAR 13 78	CONV	23,900.00		
MAR 13 78	S'TAX		B*	62.14
MAR 13 78	PR'FEE		B*	.50
MAR 13 78	W'DEED		B*	4.00
			*	66.64