STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Gendron (NAME)	Ernest Gendron (NAME)	118-10
844 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1138 Balbade (STREET ADDRESS)	164
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37215 (CITY) (STATE) (ZIP)	16DA 3175

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, Anne H. Sullivan and husband Hoyt Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Gendron

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. 40 on the Map of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Woodmont Blvd., the common corner of lots 39 and 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Blvd., thence with the margin of the same, easterly 83.1 feet to the beginning.

Being the same property conveyed to Anne H. Sullivan by deed from Kelly H. Meyer and wife, Martha J. Meyer, of record in Book 5145, page 250, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is property described in a Warranty Deed from Fred W. Beaufait and wife, Lois E. Beaufait, to State of Tennessee, of record in Book 4542, page 442, as follows: BEING part of Lot 40 on the Map of Pleasant Valley as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, beginning at a point in the north margin of Woodmont Blvd., at the southwest corner of Lot No. 39; thence with said margin S. 85° 57 minutes 46 seconds W. 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet; thence with said curved line northwestwardly 39.27 feet to the end of said curved line (see back)

This is unimproved ( ) improved (X) property, known as 844 Woodmont Blvd., Nashville, Tenn. 37204
(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 7th day of April, 19 78

x Anne H. Sullivan
ANNE H. SULLIVAN

x Hoyt Sullivan
HOYT SULLIVAN

STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne H. Sullivan and husband Hoyt Sullivan

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 7th day of April, 19 78

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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

E.5.8.9 I.5

IDENTIF. REFERENCE

APR 10 2 25 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

APR 10	CONV	50,000.00		
APR 10	S'TAX		B*	130.00
APR 10	PR'FEE		B*	.50
APR 10	W'DEED		B*	4.00
			*	34.50

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

to the right having a radius of 40 feet; thence with said curved line southerly 62.83 feet more or less to a point; thence N 85° 57 minutes 46 seconds E. 68.1 feet to a point in Mamie Vaughn's west boundary line; thence with said boundary line (Lots in 39 and 40) S 4° 2 minutes E 10 feet to the point of beginning and containing 1,360 square feet, and being part of the same property conveyed to Fred W. Beaufait and wife, by deed from Ken L. Ross and wife, of record in Book 4106, page 529, said Register's Office.