78-4-47
FORM NO. WD-1

BOOK 5280 PAGE 604

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,950.00

Randall LeNocton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/7/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL LEE NOCTON (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	82-16-199
801 FATHERLAND STREET (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX. 964 (STREET ADDRESS)	18W 4265
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (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, M F NOCTON, JR. d/b/a DIAL CONSTRUCTION COMPANY and Rubye Nocton,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL LEE NOCTON, A SINGLE PERSON

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. 74 on the Plan of Barrow's Addition to Edgefield of record in Plan Book 1, page 13, said Register's Office, described as follows:

SAID Lot No. 74 fronts 50 feet on the northerly side of Fatherland Street and extends back 170 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to M. F. Nocton, Jr. d/b/a Dial Construction Company, by deed from Mary Church Thomas of record in Book 4790, page 327, said Register's Office.

RubyeNocton, the wife of the above named M. F. Nocton, Jr., joins in this conveyance for the purpose of releasing any rights she may have in the subject property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 801 Fatherland Street, Nashville, TN
(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 27th day of April, 19 78

M. F. NOCTON, JR.

RUBYE NOCTON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. F. Nocton and wife, Ruby Nocton,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of APRIL, 1978

Commission expires 6/7/80

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

FILE IN BOX 4

WARRANTY DEED

FROM

M. F. NOCTON, JR. and wife,

RUBY NOCTON

TO

RANDALL LEE NOCTON, A SINGLE PERSON

E. 6.31.50.

IDENTIF. REFERENCE

MAY 3 12 40 PM '78

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

MAY-3-78	CONV	29,950.00			
MAY-3-78	S'TAX		B*	77.74	
MAY-3-78	PR'FEE		B*	.50	
MAY-3-78	W'DEED		B*	4.00	* 82.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.