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FORM NO. WD-1

PREPARED BY ~~& RETURN TO~~:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tenn. 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Nicholas Paul Young
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joel Riggs & Company (NAME) 2319 Crestmoor Road Nashville, Tenn. 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas & Barbara Young (NAME)	Mercantile Mortgage Company (NAME)	M. 10 15
2602 Woodlawn Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15667 (STREET ADDRESS)	P. 362
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. 37215 (CITY) (STATE) (ZIP)	7DA - 3640

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, Carol J. Bird, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas Paul Young and wife, Barbara T. Young

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 the west 50 feet of the East 100 feet of the South one-half of Lot No. 20 on the Plan of Belair, as of record in Book 332, page 6, said Register's Office.

Said part of Lot No. 20 fronts 50 feet on the northerly side of Woodlawn Avenue (formerly Belair Avenue) and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Carol J. Bird, by deed from Mrs. Annabelle Pewett Queen, of record in Book 4799, page 638, and by divorce decree from Ernest J. Bird of record in Book 5105, page 725, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (XX) property, known as 2602 (House Number) Woodlawn Avenue (Street) Nashville, Tenn. 37212 (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 8th day of NOvember, 1978

Carol J. Bird

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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 Carol J. Bird

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 8th day of November 19 78

Commission expires 3-8-80

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

WARRANTY DEED

FROM
Carol J. Bird

TO
Nicholas Paul Young and wife,
Barbara T. Young

E 99735

IDENTIF. REFERENCE

Nov 13 9 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Filed for Record

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 13 78	CONV	50,000.00			
NOV 13 78	S'TAX		B*	130.00	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	4.00	* 134.50