BOOK 5726 PAGE 785

FORM NO. WD-1

7-81 03/03 155.90- CHECK

IDENTIF. REFERENCE

MAR 30 1 08 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 35238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,029.67

X James E. Race
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH 19 81

Betty G. Chrisman
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. RACE, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	103-6
5637 Knob Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	165
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA-55798

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, JOE WILLIAM DON NASH and wife, PHYLLIS ELOISE NASH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. RACE and wife, DARAIN W. RACE,

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. 64 on the Plan of Brookside Court Addition No. 2, as of record in Book 1835, page 47, said Register's Office.

SAID Lot No. 64 fronts 75 feet on the southerly margin of Knob Road and extends back between parallel lines 140 feet to a dead line.

ALSO conveyed is an easement for driveway purposes across a portion of adjacent Lot No. 63 as set out in deed of record in Book 5158, page 203, said Register's Office, described as follows: BEGINNING at a point in the southerly margin of Knob Road being the common front corners of Lots Nos. 63 and 64; thence running with said road eastwardly 5 feet, more or less, to a point; thence leaving said road southwardly 15.8 feet, more or less, to a point; thence northwardly 15 feet to the point of beginning.

ALSO conveyed is an easement for driveway purposes across a portion of adjacent Lot No. 65 as set out in Deed of record in Book 5344, page 256, said Register's Office, described as follows: BEGINNING at a point in the southerly margin of Knob Road, said point being the common front corner of Lots 65 and 64; thence along said margin westerly 5 feet; thence southerly 15.8 feet to a point in the common line between said Lots 65 and 64; thence along said line, northerly 15 feet to the point of beginning

BEING the same property conveyed to Joe William Don Nash and wife, Phyllis Eloise Nash, by deed from William David Haggard, IV, et ux Kathleen W., of record in Book 5411, page 13, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings and Loan Association, of record in Book 5411, page 16, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection *

This is unimproved ( ) improved (XX) property, known as 5637 Knob Road, Nashville, Tennessee 37209
(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 March, 19 81

JOE WILLIAM DON NASH

PHYLLIS ELOISE NASH

* [illegible]

STATE OF TENNESSEE
Davidson County

BOOK 5726 PAGE 786

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOE WILLIAM DON NASH and wife, PHYLLIS ELOISE NASH,

the bargainor S, 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 27th day of March 19 81

Commission expires 7-17-83

Betty G Chrisman
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
JOE WILLIAM DON NASH, et ux
PHYLLIS ELOISE NASH,

TO
JAMES E. RACE, et ux
DARAIN W. RACE

PLEASE FILE BOX "7"

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5726 PAGE 787

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69025.67- CO	
			179.40 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	185.90-
			754120 3/30/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 5238

IDENTIF. REFERENCE

APR 30 1 03 PM '81

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 814144