5021 07/06 110.24- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,950.00

David O. Carlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1981

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 5766 PAGE 91

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID O. CARLSON, et ux (NAME)	National Mortgage Company (NAME)	15D2-9060
1113 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	72-2-173
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, I, LOUISE M. YOUNGBLOOD, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID O. CARLSON and wife, JENNIFER L. CARLSON,

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 easterly one-half of Lot No. 44 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

SAID portion of Lot No. 44 fronts 50 feet on the northerly margin of Kirkland Avenue and extends back 193.6 feet on the easterly line and 192 feet, more or less, on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Hardy A. Youngblood and wife, Louise M. Youngblood, by deed from James E. Hart and wife, Bettye Hart, of record in Book 5671, page 521, said Register's Office. Hardy A. Youngblood has since died.

A part of the consideration for this transfer is the assumption of one certain trust deed dated October 9, 1970, and filed for record October 22, 1970, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4453, page 956, and note of even date thereby secured, in the original principal amount of $15,500.00, payable to National Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee.

THE grantee further hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS instrument is executed on behalf of Louise M. Youngblood by J. W. Youngblood, Sr., as her attorney-in-fact, pursuant to a recorded Power of Attorney which is being placed of record simultaneously herewith.

This is unimproved (X) improved ( ) property, known as 1113 Kirkland Avenue (House Number) (Street) Nashville, Tennessee 37215 (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 2nd day of July, 1981

LOUISE M. YOUNGBLOOD

By: J. W. Youngblood, Sr.
J. W. Youngblood, Sr.
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5766 PAGE 92

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, _____, 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

LOUISE M. YOUNGBLOOD, a widow,

TO

DAVID O. CARLSON and wife,

JENNIFER L. CARLSON

G. 4. 9. 3 5 6

IDENTIF. REFERENCE

Jul 6 1 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Youngblood, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Louise M. Youngblood, as her Attorney-in-Fact, as the free act and deed of the within named Louise M. Youngblood.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 1981.

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 1-18-82

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5766 PAGE 93

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
			39 50.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 ADDID	
			CHECK NO.24-	
502IAU7/06/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4.93 56

T
IDENTIF. REFERENCE

JUL 6 1 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 830994