BOOK

FORM NO. WD-1

BOOK 6433 PAGE 407

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,433.79

Dennis Martin Nocton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES: 2/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-America Title Agency; 914-A Woodland Street; Nashville, Tennessee 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Martin Nocton (NAME)	Same (NAME)	83-10-195
1606 Woodland St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	(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, Leslie S. Ladd, Jr. and James W. Bolan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Martin Nocton

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 Lots 4 and 5 in Second Subdivision of Lindsley Chadwell Tract, as per Plan in Plan Book 2, page 24, in Chancery Court of Davidson County, Tennessee.

SAID two Lots adjoin and front (45) Forty-five feet each on the South side of Woodland Street, formerly Lindsley Avenue, in Nashville, and run back southwardly between parallel lines and along the westerly margin of Evander Street (150) One Hundred and Fifty Feet to a 13-foot alley. On said property is a frame residence, City House Number being 1606 Woodland Street.

SAID two Lots are part of Lot 1 in First Subdivision of the Lindsley Chadwell Tract as per plan in Plan Book 2, page 7, in the Chancery Court of Davidson County, Tennessee. Said two Lots, Numbers 4 and 5, were devised by John Charles Lucus to his three daughters, Clara Louise Folling, Mai Ewing Pennington, and Launa Davis Sawyer, Share and Share alike, by Will now of record in Book 47, page 104, in the Chancery Court of Davidson County, Tennessee.

BEING the same property conveyed to Leslie S. Ladd, Jr. and James W. Bolan by deed from William L. Clements, single person, Hayden B. Clements, et ux Mary P. Clements and Alice Clements Ewing and husband, Knox L. Ewing, Being all of the Heirs of Jessie Wilson Clements, of record in Book 6297, Page 194, Register's Office of Davidson County, Tennessee.

Lisa Ladd and Ann C. Bolan join in this conveyance for the express purpose of conveying any rights they have in subject property.

Grantee agrees to assume said mortgage recorded in Book 6297, Page 197, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines as recorded in the Register's Office of Davidson County, Tennessee.

CHECK
unimproved ( )
This is improved (X) property, known as 1606 Woodland Street; Nashville, Tennessee 37206
(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.

11/27

Witness hand this 21st day of November, 1984

James W. Bolan

Ann C. Bolan

Leslie Ladd

335

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James W. Pease, a Notary Public in and for said County and State, the within named Leslie S. Ladd, Jr. and James W. Bolan

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 19 84.

Commission Expires 1/18/87

James W. Pease Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Leslie S. Ladd, Jr. and
James W. Bolan

TO
Dennis Martin Nocton

I 65809

IDENTIF. REFERENCE

Nov 27 9 33 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mid America Title Agency

BUY2

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			31433.79- CAMT.	
			81.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	88.14-
9952A	11/27/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 65809

IDENTIF. T REFERENCE

Nov 27 9 33 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0087916