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FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Eugene E. Houchins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 1970.

Kenneth Lee
Notary Public

MY COMMISSION EXPIRES: 10-5-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Julius G. Schneider, Attorney, 711 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene E. Houchins, Jr. (NAME)	Fidelity Federal Sav. & Loan (NAME)	Map 142-11
7135 Birchbark Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 144
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene E. Houchins, Jr. & wife, Judith D. Houchins

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. 12 of the Resubdivision of Lots Nos. 11 and 12 of Valley West Subdivision, Section 5, a plan of which is of record in Book 4350, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 95.1 feet on the southerly margin of Birchbark Drive and extends back 194.74 feet on the westerly margin and 157.07 feet on the easterly margin to a dead line in the rear measuring 87.91 feet.

Being part of the property conveyed to C & S Builders, Inc., a Tennessee Corporation, by deed from MEG CO., a Tennessee Corporation, of record in Book 4376, Page 988, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions, and set-back lines, if any, and easements and rights of way for public utilities.

This is (unimproved) (improved) (X) property, known as 7135 Birchbark Drive, Nashville, Tennessee 37221
(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.

IN WITNESS WHEREOF, C & S Builders, Inc. has caused this instrument to be executed by its duly authorized officers this 12th day of March, 1970.

C & S BUILDERS, INC.

BY: John E. Cain III

John E. Cain, III, President

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STATE OF TENNESSEE
Davidson County

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President ~~respectively~~ of the C & S Builders, Inc. the within named bargainor, a corporation, and that (he) as such President, being (they) authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain, III as such President, ~~and attesting the same by the seal~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of March, 19 70.

My commission expires 10/24/70

Kenneth D. Lyons
Notary Public

018,942-6

WARRANTY DEED

FROM
C & S Builders, Inc.,

TO
Eugene E. Houchins Jr., et ux
Judith D. Houchins

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 7 1 1 1 3

IDENTIF. REFERENCE

MAR 12 2 34 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 12 70	CONV	35,000.00			
MAR 12 70	S TAX		A*	91.00	
MAR 12 70	PB FEE		A*	.50	
MAR 12 70	W DEED		A*	3.00	* 94.50