BOOK 4420 PAGE 72

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Donald W. Farmer and wife,

Nancy E. Farmer

TO

Jim M. Bevans and wife,

Rachel H. Bevans

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim M. Bevans (NAME)	Guaranty Mortgage Company (NAME)	Map 75-7
4413 Andrew Jackson Pkwy (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	Par. 42
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	M-a

(FOR REGISTER'S USE)

A 78656

IDENTIF. REFERENCE

MAY 26 2 02 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,300.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 70

Notary Public

MY COMMISSION EXPIRES: April 2, 1973

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deedof trust executed by Donald W. Farmer and wife, Nancy E. Farmer, to Herschel Greer, Trustee, of record in Book 4284, page 579, Register's Office for Davidson County, Tenensaee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Donald W. Farmer and wife, Nancy E. Farmer

have bargained and sold, and by these presents do transfer and convey unto the said

Jim M. Bevans and wife, Rachel H. Bevans

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. 85 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office for said County.

Said Lot No. 85 fronts 97.0 feet on the southeasterly side of Andrew Jackson Parkway and extends back 180.65 feet on the northeasterly line and 188.12 feet on the southwesterly line to a dead line in the rear, measuring 78.53 feet thereon.

Being the same property conveyed to Donald W. Farmer and wife, Nancy E. Farmer, by deed from Fischer & Short Construction Company, Inc., of record in Book 4284, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

MAY26 02	CONV	24,300.55				
MAY26 02	S'TAX		A*	63.18		
MAY26 02	PR'FEE		A*	.50		
MAY26 02	W'DEED		A*	3.00	*	66.68

WD-2

This is {unimproved / improved (x)} property, known as 4413 Andrew Jackson Parkway (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim M. Bevans and wife, Rachel H. Bevans their heirs and assigns, forever.

And we do covenant with the said Jim M. Bevans and wife, Rachel H. Bevans 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, except as set out herein, and taxes for the year 1970 which have been assumed by the said grantees.

And We, Donald W. Farmer and wife, Nancy E. Farmer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jim M. Bevans and wife, Rachel H. Bevans their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of May, 19 70

Donald W. Farmer

Nancy E. Farmer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jo Conn Smith, a Notary Public in and for said County and State, the within named Donald W. Farmer and wife, Nancy E. Farmer, the bargainors, 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 25th day of May, 19 70.

Jo Conn Smith, Notary Public.

Commission expires April 26, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....