FORM NO. WD-1

BOOK 4465 PAGE 568

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,750.00

Clarence O. Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 1970

Carol Margaret Simby
Notary Public

MY COMMISSION EXPIRES: 8/11/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: 1st Federal Savings	MAP AND PARCEL NUMBERS
Earl T. Holder, Jr. (NAME)	~~Kimbrough Kavanaugh & Associates~~ (NAME)	
4303 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th and Union Street (STREET ADDRESS)	Map 61-6 Par. 37
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Billy Brannon Cavender and wife, Wilma F. Cavender

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl T. Holder, Jr. and Edna E. Reeves

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. 142 on the Plan of Gra-Mar Acres, Section 1, of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 80 feet on the westerly margin of Saunders Avenue and runs back between lines 170.9 feet on the southerly line and 306 feet on the northerly line to a dead line on which it measures 173.2 feet.

Being the same property conveyed to Billy Brannon Cavender and wife, Wilma F. Cavender, of record in Book 3921, Page 981, said Register's Office.

The above described premises is conveyed subject to Deed of Trust of Record in Book 3921, Page 983, Register's Office for Davidson County, Tennessee and to restrictive covenants and easements of record in said Register's Office.

Wilma F. Cavender and Wilma Fay Cavender being one and the same person.

This is { unimproved / improved } property, known as 4303 Saunders Avenue, Nashville, Tennessee 37216
(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 29th day of September, 1970

Billy Brannon Cavender

Wilma F. Cavender

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Brannon Cavender and wife, Wilma F. Cavender

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 29th day of September, 1970.

Commission expires 8/11/73

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

BILLY BRANNON CAVENDER ET UX

TO

EARL T. HOLDER, JR. AND

EDNA E. REEVES

A 98761

IDENTIF. REFERENCE

DEC 9 3 45 PH '70

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Mail Harvey & Hamm
2511 Lebanon Rd
Nash. Tenn 37214

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.
CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

DEC-70 CONV 15,750.83
DEC-70 S'TAX A* 41.08
DEC-70 PRT FEE A* .50
DEC-70 W'DEED A* 3.00 * 44.58