BOOK 4476 PAGE 764

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. England et ux (NAME)	Larry E. England (NAME)	11D 91144
1320 Cheyenne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1320 Cheyenne Blvd. (STREET ADDRESS)	Map 53-9
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee (CITY) (STATE) (ZIP)	par. 15

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, Gaines Home Building Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. England et ux June L. England

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 Lot # 96, on the Plan of Sequoia Valley Sub-division as of record in Book 3700, page 114, Register's Office, Davidson County, Tennessee.

BEINC the same property conveyed to Gaines Home Building Corporation from J. R. Coarsey, Jr. by Quit Claim Deed as of record in Book 4349, page 225, Register's Office, Davidson County, Tennessee

JAN29	CONV	26,500.00				
JAN29	S'TAX		A*	68.90		
JAN29	PR'FEE		A*	.50		
JAN29	W'DEED		A*	3.00	*	72.40

This is unimproved ( ) improved (X) property, known as 1320 Cheyenne Boulevard, Madison, Tennessee 37115
(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 my hand this 28th day of January, 19 71

Gaines Home Building Corporation

BY: Wallace R. Driver

STATE OF TENNESSEE
Davidson County

BOOK 4476 PAGE 765

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, Edward Seddon, a Notary Public within and for the State and County aforesaid, personally appeared Wallace R. Driver and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~his~~) to be the Secretary and Treasurer and _____ respectively of the Gaines Homebuilding Corporation the within named bargainor, and corporation, and that (he) as such Secretary and Treasurer 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 Wallace R. Driver as such Secretary & Treasurer and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 28th day of January, 19 71

My commission expires 11/26/73

Notary Public Edward Seddon

WARRANTY DEED

FROM

GAINES HOME BUILDING CORP.

TO

LARRY E. ENGLAND ET UX

JUNE L. ENGLAND

B 0 3 3 9 3

IDENTIF. REFERENCE

JAN 29 10 17 AM '71

FELIX ... WILSON REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219