BOOK 4507 PAGE 80 FORM NO. WD-1

T.
DENNEY, LA...
218 Third Ave...
...Nashville, Tennessee 37201

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

John T. Masten, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1971

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Talbot Masten, Jr. et ux Jeanie Lazenby Masten 129 Ridge Ridge Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Fidelity Federal Savings & Loan Association of Nashville 401 Union (STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Map 136-7 Par. 33

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, STEVENS & KING CONSTRUCTION COMPANY, a partnership composed of Ralph Stevens and William A. King,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Talbot Masten, Jr. and wife Jeanie Lazenby Masten,

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 No. 52 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for description.

Being property conveyed to Stevens & King Construction Company by deed from Randall Phillips, Trustee, of record in Book 4466, page 718, said Register's Office

This conveyance is made subject to restrictions of record in Book 4317, page 17; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 129 Timber Ridge Drive, Nashville, Tennessee 37214
(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 hands this 1st day of June, 1971

STEVENS & KING CONSTRUCTION COMPANY, a partnership

By: William A. King
William A. King

By: Ralph Stevens
Ralph Stevens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Ralph Stevens and William A. King, d/b/a Stevens & King Construction Company

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 1st day of June, 1971

Commission expires My Commission Expires JULY 29, 1974

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
STEVENS & KING CONSTRUCTION COMPANY

TO
JOHN TALBOT MASTEN, JR. ET UX

Fee
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 1711 5

IDENTIF. REFERENCE

JUN 22 41 PM '71

FELIX E. KILGORE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

019429-7

JUN-25	CONV	38,500.00			
JUN-25	S'TAX		A*	100.10	
JUN-25	PR'FEE		A*	.50	
JUN-25	W'DEED		A*	3.00	* 103.60