This instrument prepared by Harlan Dodson, III, 900Nashville Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4532 PAGE 611

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Richard B. Davies and wife (NAME)	Richard B. Davies (NAME)	116-0-146-6
4935 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	4935 Franklin Road (STREET ADDRESS)	Par. 11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Cut

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand, Three Hundred Fourteen and 00/100----------($53,314.00) *Dollars,*
which has been paid, and in further consideration of the assumption by Richard B. Davies and wife (hereinafter purchasers), of a mortgage to G. F. Cole, Jr., Trustee, as evidenced in a certain deed of trust of record in Book 3899, page 225, Register's Office for Davidson County, Tennessee, (hereinafter R.O.D.C.) which assumption shall be evidenced by the acceptance by the purchasers of the property herein transferred, I, Merle H. Davis, a widow, (hereinafter seller)

have this day bargained and sold, and do hereby transfer and convey unto the said purchasers,

and their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:
Being Lot "B" on the Plan of Five Oaks Subdivision, a resubdivision of Lot No. 4, Overton Park, as of record in Book 2854, page 125, Register's Office for said County, described as follows:
Beginning on the westerly margin of Franklin Road at the corner of Lots "A" and "B"; thence with the line between said two lots, westerly 350 feet and continuing with the line between said two lots, south 44° 46' west 154 feet to the north-easterly margin of Overton Lane; thence with the same, around a slight curve, having a radius of 630 feet, southeasterly 315.94 feet to a concrete monument and continuing with said Lane, south 79° 55' east 134.37 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northeasterly 42.81 feet to the westerly margin of Franklin Road; thence with the same, northerly 215.69 feet to the beginning.
Being the same property conveyed to H. C. Davis and wife, Merle H. Davis, by deed from Joe S. Roberts and wife, Geneva B. Roberts, of record in Book 3376, page 581, said Register's Office; and the said H. C. Davis having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $53,314.00

Subscribed and sworn to before me, this the _____ day of August 19 71

Affiant

My commission expires: 10/30/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4935 Franklin Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
purchasers, and their

(successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the deed of trust reflected in Book 3899, page 225, R.O.D.C., restrictive covenants of record in book 3308 page 387, R.O.D.C. and plan of record in Book 2854, page 125, R.O.D.C., I ~~further covenant and bind~~ *forever defend the title to said real estate to said* further covenant and bind myself, my heirs and representatives to warrant and
purchasers and their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 26th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard B. Davies (Seal)

Janet L. Davies (Seal)

BOOK 4532 PAGE 612

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Merle H. Davis, *a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 26th *day of* August, *19* 71.

Commission expires 10/30/73 *Notary Public*

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.....

WARRANTY DEED

FROM

Merle H. Davis

TO

Richard B. Davies and wife

328548

IDENTIF. REFERENCE

AUG 27 3 02 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

AUG27 CONV 53,314.00
AUG27 STAX A* 138.58
AUG27 PRFEE A* .50
AUG27 DEED A* 4.00 * 143.08

Compliments of

Guaranty Title

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