BOOK 4536 PAGE 346 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September 1971.

Notary Public

MY COMMISSION EXPIRES: 7/31/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ronald G. Thomas, et ux (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSN. (NAME)	M/C 14R-11
205 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pc. 55
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pcl

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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Thomas and wife, Carole P. Thomas

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. 20 on the Plan of Valley West, Section 5, as of record in Book 4175, page 64, Register's Office for said County.

SAID Lot No. 20 fronts 85.0 feet on the southwesterly side of Hicks Road and extends back 207.62 feet on the northwesterly line and 156.85 feet on the southeasterly line to a dead line in the rear which is a broken line, measuring a total of 100.49 feet thereon.

BEING part of the same property conveyed to C & S Builders, Inc., by deed from the Meg. Co., of record in Book 4397, page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 205 Hicks Road, Nashville, Tennessee
(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.

IN WITNESS WHEREOF, C & S BUILDERS, INC., has caused its name to be signed by its duly authorized officer this the 13th. day of September, 1971.

C & S BUILDERS, INC.

By: John E. Cain, III, President

STATE OF TENNESSEE
Davidson County

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III xxx ______ with whom I am personally acquainted and who upon (his oath) xxxxxxxxxxxxxxxxxx acknowledged (himself) xxxxxxxxxxx to be the President xxx ______ xxxxxxxxxx of the C & S Builders, Inc. the within named bargainor, a corporation, and that (he) xxxxx as such President xxx ______, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John E. Cain, III as such President, xxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxx

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of September, 19 71

My commission expires 7/31/72

Donald Goff [signature]
Notary Public

084-018-1

WARRANTY DEED

FROM

C & S BUILDERS, INC.

TO

RONALD G. THOMAS, ET UX

B 30301

IDENTIF. REFERENCE

SEP 13 3 34 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Ronald G. Thomas, et ux
205 Hicks Road
Nashville, Tennessee

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

SEP 13 71	CONV	39,900.00		
SEP 13 71	S TAX		A* 103.74	
SEP 13 71	PR FEE		A* .50	
SEP 13 71	W DEED		A* 4.00	* 108.24