THIS IS THE [illegible]
REAU E. FOLK, JR., Attorney
3554 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-223619

REAU E. FOLK, JR. FOR

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-6-78	Mr/Mrs A. Ronald Tonks same as below	First Federal S & L Association 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 554004
6D-20700	203 Overcrest Court	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 26, 1963, in the original principal sum of $14,000.00, payable to First Federal Savings and Loan Association, in monthly installments of $81.71, including interest at the rate of 4-3/4% per annum with a 1% service charge, and being secured by a deed of trust executed by Lynn E. May, Jr., and wife, to Louis R. Linx, Trustee, of record in Book 3622, page 627.

LYNN E. MAY, JR., and wife, ALTA G. MAY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. RONALD TONKS and wife, ANN R. TONKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 36 on the Plan of Section I, Revised Caldwell Hall, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 36 fronts 80 feet on the south side of Overcrest Court, and extends back 125 feet on the east line and 158.7 feet on the west line, to a dead line in the rear, which is a broken line on which it measures 97.7 feet. This property is improved and known as 203 Overcrest Court.

Being the same property conveyed to Lynn E. May, Jr., and wife, Alta G. May, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3610, page 138, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2929, page 117, as amended by an instrument of record in Book 2997, page 93.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of January, 1972.

Alta G. May
Alta G. May

Lynn E. May, Jr.
Lynn E. May, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4566 PAGE 890

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Lynn E. May, Jr., and wife, Alta G. May 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, the 4th day of January, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF: VS

FROM
LYNN E. MAY, JR., AND WIFE

TO
A. RONALD TONKS AND WIFE

B 43820

T

IDENTIF. REFERENCE

JAN 7 9 13 AM '72

FELIX Z. GILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Rec'd Reau Folk

JAN-7- CCNV 25,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN-7- STAX A* 66.30
JAN-7- RFEE A* .50
JAN-7- DEED 4.00 70.80

Before me, _____, a Notary Public and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public