BOOK 1684 PAGE 725 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Ann Hudson DeArk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1973

Notary Public

MY COMMISSION EXPIRES: 11/8/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan 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
Ann Hudson DeArk (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSN (NAME)	
1217 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	130-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, James W. Bilyeu and wife, Dean H. Bilyeu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Hudson DeArk

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. 41 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for said County.

SAID Lot No. 41 fronts 200 feet on the westerly side of Chickering Road and runs back 300 feet on the northerly line and 304.4 feet on the southerly line, to a dead line in the rear, measuring 180 feet thereon.

BEING the same property conveyed to James W. Bilyeu and wife, Dean H. Bilyeu, by deed from Joseph J. Zaro and wife, as of record in Book 3912, page 899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this lot; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein in the original principal amount of $34,800.00, of record in Book 3912, page 905, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1217 Chickering Road, Nashville, Tennessee 37205
(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 hand s this 28th day of February, 1973

James W. Bilyeu

Dean H. Bilyeu

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Bilyeu and wife, Dean H. Bilyeu

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 28th day of February, 1973.

Commission expires 11/8/75

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

file in box # 4

WARRANTY DEED

FROM

JAMES W. BILYEU, ET UX

TO

ANN HUDSON DeArk

B 9 6 5 2 7

IDENTIF. REFERENCE

FEB 28 4 05 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Ann Hudson DeArk
117 Whitsett Rd
Nashville, Tenn 37203

FEB28	CONV	87,500.00				
FEB28	S'TAX		A*	227.50		
FEB28	PR'FEE		A*	.50		
FEB28	W'DEED		A*	4.00	*	232.00