BOOK 4695 PAGE 72

WARRANTY DEED

Prepared Edmund Sell Jr. Nash. Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Lemmonds (NAME)	Mortgage Associates, Inc. (NAME)	6DA-33736
737 Wildview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	119-16
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	32

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and no/100-----, cash in hand paid by the hereinafter named grantees, and other good and xxxxx *Dollars* valuable considerations, the receipt of which is hereby acknowledged,

H. C. Vanstory et ux Hazel Beatrice Vanstory

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph L. Lemmonds et ux Sandra D. Lemmonds

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 120 on the Plan of Battlewood Subdivision, Section 2, as of record in Book 1835, Pages 95 & 96, Register's Office, Davidson County, Tennessee.

SAID Lot No. 120 fronts 110.25 feet on the westerly side of Wildview Drive and extends back between lines 238.52 feet on the southerly line and 263.68 feet on the northerly line to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to H. C. Vanstory et ux Hazel Beatrice Vanstory by deed of record in Book 4548, Page 515, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 2022, Page 400, aforesaid Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 13,750.00

Subscribed and sworn to before me, this the 30th day of March 19 73

Affiant

My commission expires: 5/10/75 (Affix Seal)

Notary Public W. R. Georgas, Jr.

This is unimproved ( ) improved (X) property, known as 737 Wildview Drive, Nashville, Tennessee 37211 (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 Joseph L. Lemmonds et ux Sandra D. Lemmonds *(successors), heirs and assigns forever.* We *covenant that* we/are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph L. Lemmonds et ux Sandra D. Lemmonds *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 24th *day of* November, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X H. C. Vanstory

X Hazel Beatrice Vanstory

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen M. Blakely, a Notary Public in and for said County and State, H. C. Vanstory & Hazel Beatrice Vanstory

the within named 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 24 day of November, 1972

My Commission Expires Oct. 19, 1975

Helen M Blakely Notary Public

Commission expires

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

H. C. VANSTORY ET UX
HAZEL BEATRICE VANSTORY
FROM

TO

JOSEPH L. LEMMONDS ET UX
SANDRA D. LEMMONDS

C 0 1 0 1 5

IDENTIF. REFERENCE

APR 4 12 29 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

APR-4?3	CONV	13,750.00				
APR-4?3	S'TAX		A*	35.62		
APR-4?3	PR'FEE		A*	.50		
APR-4?3	W'DEED		A*	4.00	*	40.12