FORM NO. WD-1

BOOK 4702 PAGE 111

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,066.54

David L. Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1973.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Larry Malone (NAME)	Dobson & Johnson, Inc. (NAME)	15D-20675
1301 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Map 61-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 237

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, I, PHILIP N. BANKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID LARRY MALONE and wife, ANGELA FAYE MALONE

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. 54 of Block "C" on the map of the of the Re-Subdivision of Sunnymeade, as of record in book 974, page 56 and 57, Register's Office for said County.

SAID Lot No. 54 fronts 50 feet on the northerly side of Ardee Avenue and runs back 322.5 feet on the easterly line and 320 feet on the westerly line, with the easterly margin of Kennedy Avenue, to a dead line, measuring 50 feet thereon.

INCLUDING but excluding therefrom the rear or northerly 120 feet of Lot No. 54 conveyed to Marion Sharp by deed from Reginald Adwell and wife, of record in book 1711, page 43, Register's Office. Said part of said lot is 50 x 120 feet as shown on said plan.

BEING the same property conveyed to Philip N. Banks and wife, Melinda S. Banks by deed from Otis R. Wilson and wife, Shirley Ann Wilson of record in Book 4548, page 639, Register's Office for Davidson County, Tennessee. The said Philip N. Banks and Melinda S. Banks having since been divorced.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of two (2) notes secured by Deeds of Trust payable to (1) Dobson & Johnson, Inc. of record in Book 4170, page 737, said Register's Office and (2) Austin Box and wife, Lottie L. Box of record in Book 4478, page 461, said Register's Office. It is also agreed that the escrow account in connection with the Deed of Trust to Dobson & Johnson, Inc. is hereby transferred to the said Grantors.

This is unimproved ( ) improved (X) property, known as 1301 Ardee Avenue (House Number) (Street) Nashville, Tennessee (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 my hand this 12th day of April, 1973

X Philip N. Banks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP N. BANKS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 1973

Commission expires Aug 27th 1974

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

WARRANTY DEED

FROM

PHILIP N. BANKS

TO

DAVID LARRY MALONE ET UX

C 0 4 1 2 8

IDENTIF. REFERENCE

APR 27 1 44 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

[illegible]
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Row 1
Box 8

APR27'73	CONV	15,066.54			
APR27'73	S'TAX		A*	39.26	
APR27'73	PR'FEE		A*	.50	
APR27'73	W'DEED		A*	4.00	* 43.76