This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg.., Nashville, Tennessee

BOOK 4704 PAGE 812

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Stevens, et al	Same	Map 160-6
d/b/a American Homes (NAME)	(NAME)	Par. 38 -
4901 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39-31
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	~~Map 160-10~~ Par 1 ~0

For and in Consideration of the sum of.....

----------Forty Thousand ($40,000.00) and no/100---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, J. B. Downey, Trustee, but not personally or individually,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Ralph Stevens and Melvin Jones, d/b/a American Homes

their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT (1) Being Lot No. 204 on the plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36, 37 and 38, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a concrete monument, the common corner of Lots 204 and 205; thence along the westerly margin of Hill Haven Court 201.11 ft. to a point, the common corner of Lots 203 and 204; thence N 62° 13' W 285.13 ft. to a point; thence N 22° 25' E 117.26 ft. to a point; thence S 79° 31' E 265.76 ft. to a concrete monument, being the point of beginning.

TRACT (2) Being Lot No. 205 on the plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36, 37 and 38, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a concrete monument, the common corner of Lots 204 and 205; thence N 79° 31' W 265.76 ft. to a point; thence N 22° 25' E 88.29 ft. to a concrete monument; thence N 20° 48' E 246.90 ft. to a concrete monument; thence S 32° 20' W 285.90 ft. to a point; thence around a curve having a radius of 50 ft.; thence around the westerly margin 70.45 ft. to a concrete monument; thence along the westerly margin of Hill Haven Court 58.56 ft. to a concrete monument, being the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me, this the 16 day of June 1973

My commission expires: Aug 11 1976 (Affix Seal)

Notary Public

TRACT (3) Being Lot No. 214 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36, 37 and 38, R.O.D.C., Tennessee, more particularly described as follows: BOOK 4704 PAGE 813

Said Lot No. 214 fronts 136 ft. on the easterly side of Forest Acres Drive and runs back 364.90 ft. on the north line and 300.00 ft. on the south line, to a dead line, on which it measures 172.96 ft.

TRACT (4) Being Lot No. 202 on the Plan of Oak Hill Estates, Section I, of record in Book 3700, page 120, R.O.D.C., Tennessee, more particularly described as follows:

Beginning at a point on the easterly margin of Forest Acres Drive, said point being the common corner of Lots 201 and 202; thence along the common boundary of Lots 201 and 202 eastwardly 181.10 ft. to a concrete monument; thence S 12° 55' E 255.48 ft. to a concrete monument in the northerly margin of Hill Haven Court; thence along said margin of Hill Haven Court westwardly 140.0 ft. to a concrete monument; thence continuing along the margin of Hill Haven Court 96.06 ft. to a concrete monument; thence around a curve having a radius of 25 ft., 38.20 ft. to a concrete monument on the easterly margin of Forest Acres Drive; thence along said margin 1.97 ft. to a concrete monument, being the point of beginning.

Being part of the same property conveyed to J. B. Downey, Trustee, by deed from Sarah S. Stengel, et al, of record in Book 3992, page 756, said Register's Office.

This conveyance is subject to the plan and the Restrictive Covenants of record.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph Stevens and Melvin Jones, d/b/a American Homes, their *heirs and assigns, forever.*

And I *do covenant with the said* Ralph Stevens and Melvin Jones, d/b/a American Homes *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, J. B. Downey, Trustee *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph Stevens & Melvin Jones, d/b/a American Homes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16 *day of* April, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. B. Downey, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named*

J. B. Downey, Trustee

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* 6 *day of* April *, 19*73*

, Notary Public.

Commission Expires Aug 11, 1975 *.*

STATE OF
COUNTY OF

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 , this day of , 19.....

, Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAY-7 CONV 40,000.00
MAY-7 S TAX A* 104.00
MAY-7 PR FEE A* .50
MAY-7 WDEED A* 6.00 * 110.50

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 .....

IDENTIF. REFERENCE
MAY 7 2 40 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C0545