BOOK 4723 PAGE 522

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 66,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 73

Notary Public

MY COMMISSION EXPIRES: May 23, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mr. Dodson Batson, Atty. First American National Bank Bldg. Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| AMERICAN HOMES (NAME) | SAME (NAME) | To be assigned later |
| Linbar Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | (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, Joe V. Dobbs and wife, Buena M. Dobbs and O. W. Cooper and wife, Helen B. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes,

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 Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 29, in Tusculum Gardens, a plan of which is of record in Book 4660, page 35, Register's Office for said County, to which plan reference is here made for a more particular description of said lots.

BEING part of the same property conveyed to Joe V. Dobbs and wife, Buena M. Dobbs, and O. W. Cooper and wife, Helen B. Cooper, by deed from Sam R. Reid, of record in Book 4609, page 309; by deed from Jones Enterprises, Inc., of record in Book4693, page 176; and by deed from Randall Phillips Builders, Inc., of record in Book , page , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4709, page 48, and the plan of record in Book 4660, page 35, said Register's Office, which shows an Owners Certificate, certain setback lines and easements.

This is unimproved (X) improved ( ) property, known as
(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 24 day of May, 19 73

O. W. Cooper — Joe V. Dobbs

Helen B. Cooper — Buena M. Dobbs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe V. Dobbs and wife, Buena M. Dobbs and O. W. Cooper and wife, Helen B. Cooper

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 24 day of May 19 73

Commission expires 11-6-76

Kenneth Stuteville
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
JOE V. DOBBS AND WIFE, BUENA M. DOBBS AND O. W. Cooper and wife, HELEN B. COOPER

TO
RALPH STEVENS AND MELVIN JONES a partnership d/b/a AMERICAN HOMES

C 13255

IDENTIF. REFERENCE

Jun 29 10 40 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUN29 73 | CONV | 66,300.00 | | | |
| JUN29 73 | S'TAX | | A* | 172.38 | |
| JUN29 73 | P&'FEE | | A* | .50 | |
| JUN29 73 | W'DEED | | A* | 4.00 | * 176.88 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.