BOOK 4729 PAGE 146 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,693.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 1973.

Notary Public

MY COMMISSION EXPIRES: May 25, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS (NAME) Attorneys, 112 Stahlman Building, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Ayers (NAME)	Dobson & Johnson, Inc. (NAME)	5D 16830
3688 Richbriar Circle (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Map 148 1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Par 166

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, JAMES W. CONVISER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH J. AYERS and wife, EVELYN P. AYERS

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. 304 on the Plan of Hillbrook, Sec. 5, of record in Plat Book 3700, page 73, Register's Office for said County.

SAID Lot No. 304 fronts 75.00 feet on the easterly margin of Richbriar Circle and extends back 174.1 feet on the northerly line and 115.7 feet on the southerly line to a broken line in the rear, measuring 141.1 feet thereon.

BEING the same property vested in James W. Conviser by deed to him and his former wife, Janice R. Conviser from Verne T. Odermann and wife, Marlena W. Odermann, of record in Book 4493, page 973, Register's Office for Davidson County, Tennessee, the interest of said former wife, Janice R. Conviser having been divested from her and vested in the said James W. Conviser by divorce decree of the Fourth C ircuit Court for said County and State, Case No. 65224 entered in Minute Book 77A, page 192, in the Clerk's Office for said Court.

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 a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 4493, page 975, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

It is also understood and agreed between the parties that the Grantees assume the unpaid balances of notes payable to Nashville Gas Company.

unimproved ( )
This is improved (X) property, known as 3688 Richbriar Circle, Nashville, Tennessee 37211
(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 my hand this 13th day of July, 19 73

James W. Conviser

James W. Conviser

113-CB

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. Conviser

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 13th day of July 1973

Commission expires MAY 2, 1977

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

C 15851

WARRANTY DEED

FROM

JAMES W. CONVISER, unmarried

TO

KENNETH J. AYERS ET UX

IDENTIF. REFERENCE

JUL 18 3 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

Law
Bkp

JUL 18	CONV	28,693.99				
JUL 18	S'TAX		A*	74.62		
JUL 18	PR'FEE		A*	.50		
JUL 18	W'DEED		A*	4.00	*	79.12