FORM NO. WD-1

This Instrument was Prepared by
DENNEY, LACKEY CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,400.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1973.

[signature]
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard J. Francois and wife Doris J. Francois (NAME)	Fidelity Federal Savings & Loan Association (NAME)	136-6
232 Clearlake Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd. Avenue North (STREET ADDRESS)	5
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (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, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ AMERICAN HOMES, A partnership by Ralph Stevens, partner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard J. Francois and wife Doris J. Francois

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 said County, being Lot 213 as shown on the Plan of Priest Lake Park, Section IV, of record in Book 4460, pages 15,16 and 17, Register's Office for said County, to which plan reference is here made for a more complete description.

BEING property conveyed to Ralph Stevens and Melvin Jones, d/b/a AMERICAN HOMES by deed from Randall Phillips, Trustee, of record in Book 4585, page 935, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4505, page 774, Register's Office for said County and easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 15, R.O.D.C., Tennessee.

This is unimproved ( ) / improved (X) property, known as 232 Clearlake Drive, Nashville, Tennessee 37217
(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 10th day of August, 19 73

American Homes, Inc. A partner ship by Ralph Stevens, partner

[signature]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named ~~[illegible]~~ AMERICAN HOMES, a partnership by Ralph Stevens, partner

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 10th day of August, 19 73

Commission expires My Commission Expires JULY 23, 1974

Robert W. Thurman, Jr.
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

084307-1

WARRANTY DEED

FROM
RALPH STEVENS AND MELVIN JONES, d/b/a AMERICAN HOMES

By Ralph Stevens
TO
HOWARD J. FRANCOIS ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 19765

IDENTIF. REFERENCE

AUG 15 3 30 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 15	CONV	45,400.00			
AUG 15	S'TAX		A*	118.04	
AUG 15	PR'FEE		A*	.50	
AUG 15	W'DEED		A*	4.00	* 122.54