BOOK 4770 PAGE 853 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,450.00

Larry E. Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF December 1973.

Belinda S. Boyd
Notary Public

MY COMMISSION EXPIRES: 11-8-75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 521 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Steele et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	13DA 41075
3081 Buenaview Boulevard (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue North (STREET ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 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, A & R Construction Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Steele and wife, Geraldine W. Steele

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. 141 on the Plan of Buena Vista Estates, Section 4, as of record in Book 4300, page 81, Register's Office for said County.

BEGINNING at a point in the westerly margin of Farmview Drive, said point being the common corner of Lots Nos. 141 and 142; thence with the line between said two lots, westwardly 170 feet to a point; thence northeastwardly 158.74 feet to the southerly margin of Buenaview Boulevard; thence with the southerly margin of said Boulevard, southeastwardly 87.76 feet to the beginning of a curve to the right; thence around said curve, which has a radius of 25 feet, 35.80 feet to the westerly margin of Farmview Drive; thence with the westerly margin of said Drive, southwardly 85.42 feet to the point of the beginning.

BEING part of the same property conveyed to A & R Construction Company, a partnership composed of Albert F. Warner, Ellen J. Warner, and James R. Greer, by deed from H. Lynn Greer, Jr., Trustee with full power, of record in Book 4537, page 335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4484, page 533, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 3081 Buenaview Boulevard, Nashville, Tennessee 37218
(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 7th day of December, 19 73

A & R CONSTRUCTION COMPANY

BY: [signature]
Partner

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 Albert F. Warner, Partner

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 7th day of December 19 73

Commission expires 11-8-75

Belinda [illegible]
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE STATE

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

file in box # 4

WARRANTY DEED

FROM
A & R CONSTRUCTION COMPANY,
a partnership
TO
LARRY E. STEELE ET UX

C 3 4 6 1 0

IDENTIF. REFERENCE

DEC 10 1 14 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC10	CONV	21,450.00				
DEC10	S'TAX		A*	55.64		
DEC10	PB'FEE		A*	.50		
DEC10	W'DEED		A*	4.00	*	60.14