BOOK 4773 PAGE 172 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,867.45

Earl D. Hunter
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Earl D. Hunter et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	5D 54079
216 Joann Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 162-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 135

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, Jerry W. Lemay and wife, Gloria Ann Lemay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl D. Hunter and wife, Jennifer S. Hunter

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. 78 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for said County.

SAID Lot No. 78 fronts 73.75 feet on the northerly margin of Joann Court, and runs back 139.70 feet on the east line and 145.05 feet on the west line, to a line in the rear, measuring 73 feet thereon.

BEING the same property conveyed to Jerry W. Lemay and wife, Gloria Ann Lemay by deed from Gardner Construction Company, Inc., of record in Book 4632, page 926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4556, page 718, 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.

As part of the above consideration the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Thomas & Hill, Inc. in the orginial principal amount of $18,000.00, of record in Book 4632, page 928, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 216 Joann Court, Nashville, Tennessee
(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 7th day of December, 1973

Jerry W. Lemay

Gloria Ann Lemay

STATE OF TENNESSEE
Davidson County

BOOK 4773 PAGE 173

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Lemay and wife, Gloria Ann Lemay

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 7th day of December 1973

Commission expires 11/8/75

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

file in box # 4

WARRANTY DEED

FROM
JERRY W. LEMAY ET UX

TO
EARL D. HUNTER ET UX

C 35375

IDENTIF. REFERENCE

DEC 14 3 40 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

DEC 14 CONV 18,867.45
DEC 14 ST TAX A* 49.14
DEC 14 PR FEE A* .50
DEC 14 W DEED A* 4.00 * 53.64