THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4773 PAGE 942

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
8-103 8-104	MrMrs Clifford J. Meeks same as below	Security Federal Savings & Loan 5th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 4016-2
14D-38544 14D-36455	3665 Baxter Road Joelton, Tennessee	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 29, 1972, in the original principal sum of $36,000.00, payable to Security Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out therein, and becing secured by a deed of trust executed by James L. House, Sr., and wife, to Everett A. Covington, Jr., Trustee, as of record in Book 4616, page 74,

JAMES L. HOUSE, SR., and wife, WILLENE H. HOUSE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLIFFORD J. MEEKS and wife, JANETTE B. MEEKS and JAMES RAY PHELPS and wife, CAROL M. PHELPS hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, being Tracts Nos. 3, 4 and the northerly part of 5 of the Alice T. Baxter Farm, described according to a survey by Wayne S. Cooper, Sr., Surveyor, dated June 7, 1972, as follows: BEGINNING at a point in the center of Baxter Road, said point being the northwest corner of the property conveyed to James Lester Reed and wife, of record in Book 4109, page 943; thence continuing along Reed's westerly line, south 3 degrees 46 minutes west 400 feet to an iron pin; thence south 21 degrees 14 minutes east 300 feet to an iron pin; thence north 86 degrees 30 minutes west 476.8 feet to a stake in the center of Fitzgerald Road; thence with the center of said Road, north 6 degree 00 minutes east 685.6 feet to a spike in the center of an intersection between Fitzgerald Road and Baxter Road; thence with the center of Baxter Road, south 84 degrees 38 minutes east 335 feet to the point of beginning, containing 5.9 acres, more or less.

Being the same property conveyed to James L. House, Sr., and wife, Willene H. House, by deed from Carlus Carlisle, Jr., and wife, as of record in Book 4616, page 72.

This conveyance is made subject to (1) easement for right of way of Bidwell Road, and any and all roads lying within boundaries of premises and the cut and fill slopes to extend beyond the right of way of Bidwell Road, as set out in the grant to Davidson County by Alice Baxter in Book 3028, page 459; and (2) Title to that portion of the premises embraced within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of November, 1973.

Willene H. House
Willene H. House

James L. House Sr.
James L. House, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named James L. House, Sr., and wife, Willene H. House 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, the 28th day of November, 1973.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES L. HOUSE, SR. AND WIFE

TO

CLIFFORD J. MEEKS AND WIFE

C 35699

IDENTIF. REFERENCE

DEC 18 3 10 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Fl. 3rd Nat'l. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEC 18 CONV 56,500.00
DEC 18 S'TAX A* 146.90
DEC 18 PR'FEE A* .50
DEC 18 W'DEED A* 4.00 * 151.40

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public