BOOK 4774 PAGE 756 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Frank L Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 73

Notary Public

MY COMMISSION EXPIRES: 1-8-75

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Willie B. Parham, et ux (NAME)	Nashville Mortgage & Realty Company (NAME)	19W 14115
405 Neill Avenue (STREET ADDRESS OR ROUTE NUMBER)	210 Stahlman Building (STREET ADDRESS)	Map 82-12
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 386

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, Frank L. Cheatham and wife, Mary R. Cheatham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie B. Parham and wife, Barbara T. Parham

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:

Being Lot No. 2 as shown on the Plan of the resubdivision of Lots Nos. 181, 182, and part of 180, of the Neill S. Brown Subdivision, said plan of resubdivision being of record in Book 4350, page 154, Register's Office for said County, and being described as follows: BEGINNING at a concrete monument in the easterly margin of Neill Avenue, the same being the common corner of Lots Nos. 1 and 2 as shown on said plan; thence with the common boundary of Lots Nos. 1 and 2, North 82° 44' East, 100.52 feet to a point; thence North 47° 02' East, 58.53 feet to a point in the westerly margin of an unnamed alley; thence with said margin of said alley, South 7° 16' West, 13.43 feet to a concrete monument set at the beginning of a curve to the left, or South, and in the westerly margin of said alley; thence with said curve, in a generally southerly direction 19.65 feet to a concrete monument in said margin of said alley; thence leaving said alley, South 65° 14' West, 170.17 feet to a concrete monument in the easterly or northeasterly margin of Neill Avenue, at the beginning of a curve to the right, or north; thence along said curve, with the easterly margin of Neill Avenue, in a generally northerly direction, 41.38 feet to a concrete monument; thence North 7° 16' East, 52.13 feet to the point of the beginning.

BEING the same property conveyed to Frank L. Cheatham & wife, Mary R. Cheatham, by deed from Ruby Lee Freeman, of record in Book 4768, page 84, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note of record in Book 4487, page 620, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 405 Neill Avenue, Nashville, Tennessee 37206
(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 hands this 14th day of December, 19 73

Frank L. Cheatham

Frank L. Cheatham

Mary R. Cheatham

Mary R. Cheatham

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 Frank L. Cheatham and wife, Mary R. Cheatham,

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 14th 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

WARRANTY DEED

FROM
FRANK L. CHEATHAM, ET UX

TO
WILLIE B. PARHAM, ET UX

C 3 6 0 1 1

IDENTIF. REFERENCE

DEC 20 3 49 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC20	CONV	17,900.00			
DEC20	STAX		A*	46.54	
DEC20	PRFEE		A*	.50	
DEC20	WDEED		A*	4.00	* 51.04