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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
DAVID YOUNG PARKER ET UX.

TO
NILES S. NIMMO ET UX.

For draftsman's use

This Instrument Prepared By:

DAVID YOUNG PARKER, ATTORNEY
111 Seventh Avenue North
Nashville, Tennessee 37202

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Niles S. Nimmo et ux. (NAME)	First Federal Savings & Loan (NAME)	Map 75-8
632 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	Par 70
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 16 9 37 AM '74

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

C 3859 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 29,197.76

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1974.

Notary Public

MY COMMISSION EXPIRES: 4-30-75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of Ten Thousand Three Hundred Fifty and No/100 ($10,350) DOLLARS and the assumption by the Grantees hereinafter named of the balance due and owing on that certain Note from David Young Parker and wife Bettie D. Parker to Commerce Union Bank dated April 14, 1969 in the original principal amount of $20,000 and secured by a Deed of Trust from David Young Parker and wife, Bettie D. Parker to James A. Green, Trustee, of record in Book 4326, Page 252, R.O.D.C., and the purchase of the Escrow Account in connection therewith, the receipt and sufficiency of which is hereby acknowledged, DAVID YOUNG PARKER and wife BETTIE D. PARKER (hereinafter called the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said NILES S. NIMMO and wife MARY JANE NIMMO, (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. 221 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 221 fronts on the southerly margin of Topeka Drive 89.00 feet and extends back between parallel lines 140.35 feet on the west and 140.34 feet on the east to a rear line which measures 89.00 feet.

Being the same property conveyed to David Young Parker and wife, Bettie D. Parker by deed from Johnson Homes, Inc. of record in Book 4326, page 250, Register's Office for Davidson County, Tennessee.

This conveyance made subject to an owner's certificate of record in Book 4175, page 12, Register's Office for said County and a 40 foot minimum building setback line from Topeka Drive and a 10 foot public utility easement along the southerly line of said lot and a 2.5 X 25 foot utility anchor easement on the northeasterly corner of said lot, and to restrictive covenants of record in Book 4228, page 457, said Register's Office.

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This is {unimproved / improved (X)} property, known as 632 (House Number) Topeka Drive (Street), Hermitage (P. O. Address: City or Town), Tenn. 37076 (Postal Zone)

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, except as hereinbefore set out.

And said Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 15th day of January, 1974

David Young Parker
DAVID YOUNG PARKER

Bettie D. Parker
BETTIE D. PARKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George F. Purnell, a Notary Public in and for said County and State, the within named David Young Parker and wife, Bettie D. Parker

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 15th day of January, 1974

George F. Purnell, Notary Public.

Commission expires 4-30-75

GEORGE F. PURNELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ..... the within named bargainor, a ..... corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

JAN 16 2 CONV 29.197.76
JAN 16 2 TAX A* 75.92
JAN 16 2 PUTEE A* .50
JAN 16 2 REC A* 1.00 * 80.42

Witness my hand and seal, at office in .....

this .....day of ....., 19....

....., Notary Public.

Commission expires .....