WARRANTY DEED

BOOK 4785 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Taylor and wife, Ann M. Taylor (NAME)	First Federal Savings and Loan Assn (NAME)	
7400 George Gaines' Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	142-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	37

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $22,020.20 of an original note in the amount of $22,750.00, which note is secured by a Deed of Trust executed by Billy C. Harper and wife, Shirley Jean Harper, to Herschel Greer, Trustee, of record in book 4491, page 70, Register's Office for Davidson County, Tennessee.

FEB-5	CONV	34,500.00			
FEB-5 S'TAX			A*	89.70	
FEB-5 PR'FEE			A*	.50	
FEB-5 W'DEED			A*	8.00	* 98.20

We, Billy G. Harper and wife, Shirley Jean Harper,

have bargained and sold, and by these presents do transfer and convey unto the said David C. Taylor and wife, Ann M. Taylor, 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. 34 on the Plan of Harpeth Estates, Section One, of record in Book 3842, page 186, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Bellevue Road, said point being the common front corner of Lot Nos. 34 and 35; thence with the line between said Lots westerly 106.4 feet to a concrete monument; thence in a southerly direction a distance of 101.25 feet to a concrete monument in the northerly margin of an unnamed street; thence in an easterly direction along said unnamed street a distance of 15.0 feet; thence continuing in an easterly direction along said unnamed street a distance of 89.45 feet to a concrete monument which is at the beginning of a curve; thence in a northeasterly direction around said curve a distance of 39.27 feet to a concrete monument in the westerly margin of Bellevue Road; thence in a northerly direction along said margin a distance of 87.0 feet to the point of beginning.

Being the same property conveyed to Billy G. Harper and wife, Shirley Jean Harper, by deed from Smithson Construction Company, a partnership composed of Carl W. Smithson and William H. Smithson, of record in Book 4491, page 69, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Affiant

Subscribed and sworn to before me, this the 1st day of February 1974

Notary Public

My commission expires: 5/2/76 (Affix Seal)

This conveyance is made subject to restrictions of record in book 4220, page 233, Register's Office for Davidson County, Tennessee, and an easement for a 20-foot sewer easement running through the northerly portion of lot, as shown on the recorded plan of record in Book 3842, page 186, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 3842, page 186, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30-foot setback line from Bellevue Road, and a 15-foot setback line from an unnamed street (survey shows Geo. Gaines Rd.) and a 10-foot easement for public utility and drainage purposes along the westerly line of lot.

unimproved ( )
This is improved (X) property, known as 7400 George Gaines Road, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David C. Taylor and wife, Ann M. Taylor, their *heirs and assigns, forever.*

And we *do covenant with the said* David C. Taylor and wife, Ann M. Taylor, *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 above set out, and for the 1974 taxes, which have been pro-rated and assumed by the grantees herein.

And We, Billy C. Harper and wife, Shirley Jean Harper *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David C. Taylor and wife, Ann M. Taylor, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* February, *19* 74., ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

X Billy C. Harper

X Shirley Jean Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patrick J. McGuigan, *a Notary Public in and for said County and State, the within named* Billy G. Harper and Shirley Jean Harper, *the bargainors, 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 Nashville, *Tennessee, this* 1st *day of* February, *19* 74.

Patrick J. McGuigan, *Notary Public.*

PATRICK J. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires August 2, 1976.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ....., *the bargainor....., 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* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Billy G. Harper et ux

TO

David C. Taylor et ux

File: Union Trust Co. box.

C 4 0 8 0 0

IDENTIF. REFERENCE

FEB 5 10 19 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4785 PAGE 619

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE