(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4786 PAGE 95

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Farmer et ux	Fidelity Federal Savings & Loan Assoc.	16DA-03175
(NAME) 844 Woodmont Blvd.	(NAME) 226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) -*DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness in the original principal amount of $24,800.00, payable to Fidelity Federal Savings and Loan Association of Nashville; and secured by a deed of trust executed by Marcus G. Dotson, to Vaden Lackey, Jr., Trustee, of record in Book 4557, page 271, Register's Office for Davidson County, Tennessee;

RHOTEN CONSTRUCTION COMPANY, INC., hereinafter called the grantor,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto* ~~them~~ JAMES D. FARMER AND WIFE, FRANCES H. FARMER, herein 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. 40 on the Map of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Woodmont Boulevard, the common corner of Lots 39 and 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve, thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Boulevard; thence with the margin of the same, easterly 83.1 feet to the beginning.

Included in the above description, but specifically excluded therefrom is property described in a warranty deed from Fred W. Beaufait and wife, Lois E. Beaufait, to State of Tennessee, of record in Book 4542, page 442, as follows:

Being part of Lot 40 on the Map of Pleasant Valley as of record in Book 1424, page 63, Register's Office for Davidson County: Beginning at a point in the north margin of Woodmont Blvd. at the southwest corner of Lot 39; thence with said margin south 85 degrees 57 minutes 46 seconds west 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet; thence with said curved line northwestwardly 39.27 feet to the end of said curved line and in the east margin of Crestridge Drive; thence with said margin north 5 degrees 35 minutes 30 seconds east 25 feet to the beginning of a curved line to the right having a radius of 40 feet, thence with said curved line southeastwardly 62.83 feet more or less to a point; thence north 85 degrees 57 minutes 46 seconds east 68.1 feet to a point in Mamie Vaugh's west boundary line; thence with said boundary line (lots in 39 and 40) south 4 degrees

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 37,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 19 78

My commission expires My Commission Expires February 1, 1978

(Affix Seal)

Notary Public

02 minutes east 10 feet to the point of beginning and containing 1,360 square feet, and being part of the same property conveyed to Fred W. Beaufait and wife, by deed from Ken L. Ross and wife, as of record in Book 4106, page 529, said Register's Office.

Being the same property conveyed to Rhoten Construction Company, Inc., by deed from Marcus G. Dotson and wife, Ann R. Dotson, of record in Book 4711, page 177, said Register's Office.

FEB-6-74	CONV	37,500.00				
FEB-6-74	S TAX		A*	97.50		
FEB-6-74	PR FEE		A*	.50		
FEB-6-74	WDEED		A*	6.00	*	104.00

This is unimproved ( ) improved (X) property, known as 844 Woodmont Blvd Nashville, Tenn
(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 grantees, their *heirs and assigns, forever.*

And It *do/es covenant with the said* grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as stated herein, and 1974 taxes which have been pro-rated and assumed by the said grantees.

And the said grantor *do/es further covenant and bind* itself, its successors and assigns ~~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.*

Witness my *hand this* 5 *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.*

RHOTEN CONSTRUCTION COMPANY, INC.

BY: Charles E Rhoten
Charles E. Rhoten, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 ....., *Tennessee, this* ..... *day of* ....., *19*.....

.....*Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF .....

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Charles E. Rhoten

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

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

.....*Notary Public.*

Commission Expires .....

C 4 1 0 4 4 IDENTIFICATION RECORDED FEB 6 3 PM '74 FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Witness my hand and seal, at office in Hendersonville, Tennessee *this* 5 *day of* February, *19* 74

Lee B. Lehman
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires My Commission Expires February 1, 1976