BOOK 4790 PAGE 617

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,900.00

John E. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1974

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

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
John E. Gaines et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	13DA 41135
4151 Farmview Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue North (STREET ADDRESS)	Map 59-5
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 183

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, A & R Construction Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Gaines and wife, Anna T. Gaines

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:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, page 22, Register's Office for said County.

SAID Lot No. 153 fronts 70 feet on the southerly side of Farmview Drive and extends back 206.8 feet on the westerly line and 190.7 feet on the easterly line, to a dead line in the rear, measuring 71.79 feet thereon.

BEING part of the same property conveyed to A & R Construction, a partnership, by deed from H. Lynn Greer, Jr., Trustee with full power, of record in Book 4648, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4512, page 694, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is { unimproved / improved (X) } property, known as 4151 Farmview Drive Nashville, Tennessee 37218
(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 my hand this 29th day of January, 1974

A & R CONSTRUCTION COMPANY

BY: James R. Greer Partner

Partner, James R. Greer

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 James R. Greer, partner

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 Nashville, Tennessee, this 29th day of January 1974

Commission expires 11/8/75

Belinda Neill
Notary Public

BELINDA NEILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

file in box # 4

WARRANTY DEED

FROM A & R CONSTRUCTION COMPANY, a partnership

TO JOHN E. GAINES ET UX

C 43057

IDENTIF. REFERENCE

FEB 22 11 48 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB22	CONV	25,900.00			
FEB22	STAX		A*	67.34	
FEB22	PRFEE		A*	.50	
FEB22	WDEED		A*	4.00	* 71.84