BOOK 4792 PAGE 161

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Patricia Maginn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1974.

W. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. Reg
(AFFIX SEAL)

THOMAS S. NELMS, III THIS INSTRUMENT WAS PREPARED BY
Attorney, 21st Floor, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Lattimore, Jr. (NAME)	et ux Security Federal Savings and Loan Association	8D 08234
305 Forrest Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Map 128-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 16

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, Gary W. Chastain and wife, Tralucia F. Chastain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Lattimore, Jr., and wife, Patricia P. Lattimore

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. 23 on the Plan of Thousand Oaks Estates, of record in Book 3700, page 82, Register's Office for said County.

BEGINNING at a point at the westerly margin of Forrest Valley Drive at the common corner of Lots No. 22 and 23; thence with a line between said two lots, south 24° 15' 40" West 397.80 feet to a point; thence South 59° 12' 52" West 148.11 feet to a point; thence North 38° 29' 28" West 90 feet to a point; thence North 7° 35' East 90.44 feet to a point; thence North 34° 36' 33" East 418.00 feet to the westerly margin of Forrest Valley Drive; thence with the westerly margin of said Drive, southeasterly 113.60 feet to the point of beginning.

BEING the same property conveyed to Gary W. Chastain and wife, Tralucia F. Chastin, by deed from Dale L. Gish and wife, Nancy Helen Gish, of record in Book 4690, page 969, Register's Office for Davidson County, Tennessee.

SUBJECT TO Deed of Trust executed by Gary W. Chastain and wife, Tralucia F. Chastain, to Everett A. Covington, Jr., Trustee, of record in Book 4690, page 971, said Register's Office, to secure to Security Federal Savings and Loan Association of Nashville, the payment of one note dated March 19, 1973, in the original principal amount of $31,400.00, payable in monthly installments of $219.56 each, including principal and interest at the rate of 6 1/2 percent per annum, which indebtedness is hereby assumed by grantees.

SUBJECT TO restrictive covenants of record in Book 4056, page 371 and Book 4072, page 318 Register's Office for Davidson County, Tennessee. SUBJECT TO easements and setback lines contained in Owner's Certificate shown on Plan of Record in Book 3700, page 82, said Register's Office, and SUBJECT TO taxes for 1974, which has been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 305 Forrest Valley Drive, Nashville, Tennessee, 37209
(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 28th day of February, 1974

Gary W. Chastain
GARY W. CHASTAIN

Tralucia F. Chastain
TRALUCIA F. CHASTAIN

STATE OF TENNESSEE
Davidson County

BOOK 4792 PAGE 462

Personally appeared before me, Thomas S. Nelms III, a Notary Public in and for said County and State, the within named Gary W. Chastain and wife, Tralucia F. Chastain

the bargainors, 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 28th day of February 19 74.

Commission expires 5-13-75

Thomas S. Nelms III
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
GARY W. CHASTAIN, ET UX

TO
JAMES S. LATTIMORE, JR., ET UX

C 4 3 8 3 3

IDENTIF. REFERENCE

FEB 28 3 06 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB28 74	CONV	42,000.00			
FEB28 74	S TAX		A*	109.20	
FEB28 74	PR FEE		A*	.50	
FEB28 74	W DEED		A*	4.00	* 113.70