BOOK 4797 PAGE 702

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William A. Carl		
(NAME) 292 Delvin Drive	~~DOBSON & JOHNSON, INC.~~ (NAME) P. O. BOX 17427	162-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37211	~~311 PLUS PARK BOULEVARD~~ (STREET ADDRESS) NASHVILLE, TENNESSEE 37217	109
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Pd

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by William A. Carl and wife, Audrey J. Carl, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes,

have bargained and sold, and by these presents do transfer and convey unto the said William A. Carl and wife, Audrey J. Carl,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plat of Tusculum Gardens and recorded in Plat Book 4660, page 35, Register's Office for said County.

Said Lot No. 12 fronts 57.77 feet on the north margin of Delvin Drive and extends back 197.02 feet on the west line, and 157.7 feet on the east line to a line on the rear on which it measures 145.51 feet.

Being part of the same property conveyed to Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes by deed from Joe V. Dobbs and wife, Buena M. Dobbs, and O. W. Cooper and wife, Helen B. Cooper, of record in Book 4723, page 522, Said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 15th day of March, 1974.

AMERICAN HOMES

X Ralph Stevens
Ralph Stevens

X Melvin Jones
Melvin Jones

BOOK 4797 PAGE 703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes,

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, this 13th day of March, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William A Carl

Sworn to and subscribed before me this 15th day of March, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

This instrument was prepared by:

Name	Address

MAR20 CONV 33,900.00
MAR20 STAX A* 88.14
MAR20 PRFEE A* .50
MAR20 WDEED A* 4.00 * 92.64

WARRANTY DEED

FROM American Homes

TO William A. Carl, et ux

C 46315

IDENTIF. REFERENCE

MAR 20 10 17 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HESSEY REV. 4/1/73