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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raphel Rives, Jr.	Fidelity Federal S. & L. Assn	
(NAME)	(NAME)	
217 Montchanin Drive	226 3rd Avenue North	64-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	49
Old Hickory, TN. 37138	Nashville, Tennessee 37201	200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ...TEN AND NO/100ths----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Raphel Rives, Jr., and wife, Peggy Jean Rives, and other good and valuable considerations, the receipt of which is hereby acknowledged, together with the assumption and agreement by the said grantees, to pay the balance owing to Fidelity Federal Savings & Loan Association of Nashville on a promissory note secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4691, page 840, Register's Office for Davidson County, Tennessee.

CUSTOM QUALITY HOMES, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

RAPHEL RIVES, JR. AND WIFE, PEGGY JEAN RIVES, their *(SUCCESSORS) heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 183 on the Plan of Brandywine Farms, Section X, as of record in Book 4300, page 177, Register's Office for said County.
Said Lot No. 183 fronts 165.22 feet on the northerly side of Montchanin Drive and extends back 253.52 feet on the westerly line and 253.23 feet on the easterly line, to a line in the rear on which it measures 165.22 feet.

Being part of the property conveyed to Custom Quality Homes,Inc. by deed from J. R. Coarsey, Trustee, of record in Book 4636, page 180, said Register's Office.
This conveyance is made subject to restrictions of record in Book 3816, page 544; Book 3843, page 951;Book 3886, page 720; and Book 4426, page 81; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4300, page 177, R.O.D.C., Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 3rd day of April 1974

Affiant

My commission expires: My Commission Expires JULY 29, 1974 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 217 Montchanin Drive (House Number) (Street) - Old Hickory, TN. 37138 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Raphel Rives, Jr., and wife, Peggy Jean Rives, their

(SUCCESSORS) heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Raphel Rives, Jr., and wife, Peggy Jean Rives, their

(SUCCESSORS) heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 3rd *day of* April, 1974, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CUSTOM QUALITY HOMES, INC.

By: Raphe G. Faulkner

President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Thurman, Jr., *a Notary Public of the State and County aforesaid, personally appeared* Gaylon G. Faulkner, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Custom Quality Homes, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 3rd *day of* April, 19 74

Robert W. Thurman, Jr. *Notary Public*

Commission expires My Commission Expires JULY 29, 1974

APR-4[illegible] CONV 65,000.00
APR-4[illegible] S TAX A* 169.00
APR-4[illegible] PR FEE A* .50
APR-4[illegible] W DEED A* 4.00 * 173.50

021205-1

WARRANTY DEED

FROM

Custom Quality Homes, Inc

TO

Raphel Rives, Jr. et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C A 6 5 7 8

IDENTIF. REFERENCE

APR 4 3 28 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING