BOOK 4812 PAGE 621

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

x Roy Pearce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: 2-ST-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS 112 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Pearce (NAME)	Hamilton Mortgage Corporation (NAME)	Map 72-4
1920 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N.E. (STREET ADDRESS)	Par. 335
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	15D 36320

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, JACK D. TUBB and wife, MARTHA M. TUBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY PEARCE and wife, JESSIE E. PEARCE

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. 7 on the Map of Happy Valley, Section A, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated April 19, 1941, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated April 19, 1974, Job No. W2-4448-P, as follows:

BEGINNING on the southerly margin of Riverwood Drive (formerly Williams Ferry Road) at a point 475 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, southwardly 168.5 feet; thence eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwardly 165.5 feet to the southerly margin of Riverwood Drive; thence with said drive westwardly 75 feet to the beginning.

BEING the same property conveyed to Jack D. Tubb and wife, Martha M. Tubb by deed from Nick J. Kirchner and wife, Geraldine M. Kirchner of record in Book 2291, page 42, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

This is { unimproved / improved } property, known as 1920 Riverwood Drive, Nashville, Tennessee
(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 hand s this 3rd day of May, 1974

Jack D. Tubb — Martha M. Tubb

Jack D. Tubb — Martha M. Tubb

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 Jack D. Tubb and wife, Martha M. Tubb

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, Tennessee, this 3rd day of May 1974

Commission expires 2-5-77

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

JACK D. TUBB ET UX

TO

ROY PEARCE, ET UX

C 53008

IDENTIF. REFERENCE

MAY 6 4 20 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Bk 8

CA

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-6[illegible]	CONV	23,500.00			
MAY-6[illegible]	S'TAX		A*	61.10	
MAY-6[illegible]	PR'FEE		A*	.50	
MAY-6[illegible]	W'DEED		A*	4.00	* 65.60