THIS INSTRUMENT WAS PREPARED BY AVON N. WILLIAMS, JR., ATTORNEY AT LAW, 1414 PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219.

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James D. Selby, et ux	Community Federal Savings &Loan Asn.	
(NAME) 942 Giant Oaks Drive	(NAME) 2701 Jefferson Street	106-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn. 37208	53 pal
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)---------- DOLLARS

cash in hand paid by James D. Selby and wife, Zepher R. Selby, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Thomas G. Reynolds and wife, Letha Y. Reynolds, hereinafter referred to as the GRANTORS

MAY24	CONV	42,000.00		
MAY24	S'TAX		A* 109.20	
MAY24	PR'FEE		A* .50	
MAY24	W'DEED		A* 4.00	* 113.70

have bargained and sold, and by these presents do transfer and convey unto the said James D. Selby and wife, Zepher R. Selby,

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. 103 on the Plan of Hill-N-Dale Subdivision, Section 2, Plan of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee. Said Lot 103 fronts 90.0 feet on the northerly margin of Giant Oak Drive and extends back 203.21 feet on the easterly line and 228.50 feet on the westerly line to a line in the rear that measures 103.57 feet thereon.
Being the same property conveyed to Thomas G. Reynolds and wife, Letha Y. Reynolds, by deed from Individualized Homes, Inc., as of record in Book 4272, page 442, said Register's Office.

unimproved ( )
This is improved (X) property, known as 942 Giant Oaks Drive, Nashville, Tennessee
(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 22nd day of May, 19 74.

Thomas G. Reynolds

Letha Y. Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Alpha J. O. Hall, a Notary Public in and for said County and State, the within named ~~Thomas G. Reynolds and wife, Letha Y. Reynolds.~~

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 22nd day of May, 19 74.

My commission expires February 11, 1976 Notary Public Alpha J. O. Hall

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 $ 42,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

C. C. Walker

Sworn to and subscribed before me
this 22nd day of May, 19 74.

My commission expires February 11, 1976 Notary Public Alpha J. O. Hall

This instrument was prepared by:

Avon N. Williams, Jr., 1414 Parkway Towers, Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM THOMAS G. REYNOLDS, ET UX

TO JAMES D. SELBY, ET UX

C 5 5 7 1 1

IDENTIF. REFERENCE

MAY 24 10 27 AM '74

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