BOOK 4821 PAGE 903 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,950.00

Hubert G. Holmes Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: May 17, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert G. Holmes,Sr., et ux (NAME)	Dobson & Johnson, Inc. (NAME)	12DA-43985
1319 Montgomery Street (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Map 71-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Parcel 147

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 I, PERVIS K. WEST, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUBERT G. HOLMES, SR., and wife, REBA M. HOLMES

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. 2 on the unrecorded Map of Essex Place, a subdivision of Lots 23, 24, 25, 26, 50, 51, 52, 53 and 54, described as follows:

BEGINNING on the easterly side of Montgomery Street at a point 50 feet south of the southerly margin of Crockett Street; thence eastwardly and parallel with the southerly margin of Crockett Street, 150 feet to the westerly margin of an alley; thence with said alley southwardly 50 feet; thence westwardly and parallel with Crockett Street, 150 feet to the easterly margin of Montgomery Street; thence with said street, northwardly 50 feet to the BEGINNING.

BEING the same property conveyed to Pervis K. West, a widow, by deed from J. B. Andrews and wife, Helen Andrews, of record in Book 3848, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities which may be applicable to this property.

This conveyance is further subject to 1974 taxes, a lien, but not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1319 Montgomery Street, 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 my hand this 31st day of May, 19 74

X Pervis K. West
Pervis K. West

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pervis K. West, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 74

Commission expires May 17, 1975

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

file in box #4

WARRANTY DEED

FROM

PERVIS K. WEST, a widow

TO

HUBERT G. HOLMES, SR., et ux

C 57345

IDENTIF. REFERENCE

JUN 4 4 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4-74	CONV	14,950.00				
JUN-4-74	S'TAX		A*	38.74		
JUN-4-74	PR'FEE		A*	.50		
JUN-4-74	W'DEED		A*	4.00	*	43.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.