This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

**FROM**

John Hinson Builders

**TO**

James R. Howard Et Ux

For draftsman's use

This instrument prepared by
First and Mid-South Mortgage Co.
315 Union Street
Nashville, TN

BOOK 4824 PAGE 150

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. Howard (NAME) | First and Mid South Mortgage Co. (NAME) | 148 |
| 4572 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER) | P O Box 2568 (STREET ADDRESS) | 137 Pat |
| Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

C583 48

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUN 12 9 50 AM '74

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,500.00 James R. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 19 74.

Martha S. Hall
Notary Public

MY COMMISSION EXPIRES: April 8, 1978
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**For and in Consideration of** the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by JAMES R. HOWARD and wife, PRISCILLA J. HOWARD, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOHN HINSON, BUILDERS, a partnership comprised of John Hinson, Horace Young, and Dorris Young

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said

JAMES R. HOWARD and wife, PRISCILLA J. HOWARD

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. 137 on the Plan of Oakwood Terrace, Section 2, of record in Book 4460, page 119, Register's Office for said County.

SAID Lot No. 137 fronts 60.0 feet on the northeasterly side of Xavier Drive and runs back 153.33 feet on the northerly line and 161.66 feet on the southerly line to a rear line on which it measures 60.57 feet.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30 foot minimum building setback line from Xavier Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2 1/2 X 25 foot utility anchor easement located on the southerly front corner of said lot; restrictions of record in Book 4689, page 376, and Book 4650, page 995, said Register's Office.

BOOK 4824 PAGE 151

WD-2

This is ~~unimproved~~ improved property, known as 4572 Xavier Drive (House Number) (Street) Antioch (P. O. Address: City or Town) Tennessee (Postal Zone) 37013

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. HOWARD and wife, PRISCILLA J. HOWARD their heirs and assigns, forever.

And we do covenant with the said JAMES R. HOWARD and wife, PRISCILLA J. HOWARD 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. except as of record

And John Hinson Builders, a partnership comprised of John Hinson, Horace Young and Dorris Young do further covenant and bind themselver, their heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES R. HOWARD and wife PRISCILLA J. HOWARD / their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7th day of June, 1974

H. C. Young and Horace Young
being one and the same person.

John Hinson
Dorris Young
H C Young

JUN 12 CONV 26,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 12 S'TAX A* 68.90
JUN 12 PR'FEE Barbara R. Perner A* .50
JUN 12 W'DEED A* 4.00 * 73.40

Personally appeared before me, , a Notary Public in and for said County and State, the within named H. C. Young and Dorris Young

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 23rd day of January, 1974

Barbara R. Perner, Notary Public.

BARBARA R. PERNER NOTARY PUBLIC DAVIDSON CO. TENN. STATE OF LARGE

Commission expires 5/25/75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named John Hinson the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1974.

Martha B Hall
Notary Public

MARTHA B. HALL NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires : 4-8-78