BOOK 4821 PAGE 926

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 74

Notary Public

MY COMMISSION EXPIRES: 6-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Davis et ux (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	6D 21340
4818 East Longdale Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 147-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 63

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, A. D. Hewlett and wife, Frances H. Hewlett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Davis and wife, Mildred Loraine Davis

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. 139 on the Revised Plan of Caldwell Hall Subdivision, Section 1, of record in Book 2900, page 58, Register's Office for said County, described as follows:

BEGINNING at a concrete Marker on the northerly margin of Wauford Drive; thence easterly 86.9 feet to a point on the common boundary of Lots Nos. 138 and 139; thence northerly 140 feet along said boundary to a concrete marker on the common boundaries of Lots Nos. 139, 138, and 140; thence westerly 111.5 feet along the common boundary of Lots Nos. 139 and 140 to a point on East Longdale Drive; thence southerly 115 feet along East Longdale Drive to a concrete marker; thence curving easterly for 39.27 feet to a concrete marker on Wauford Drive.

BEING the same property conveyed to A. D. Hewlett by deed from Evelyn N. Goser as of record in Book 4804, page 796, Register's Office for Davidson County, Tennessee.

THis conveyance is subject to restrictive covenants of record in Book 1788, page 108, Book 2929, page 117, Book 2997, page 93 and Book 3097, page 407, said Register's Office.

As part of the above consideration the Grantees herein assume and agree to pay the unpaid balance owing on a certain note to Guaranty Mortgage Company of Nashville, in the original principal amount of $ 15,300.00, of record in Book 3863, page 576, Register's Office for Davidson County, Tennessee.

Frances H. Hewlett, wife of the above named, A. D. Hewlett, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above-described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 4818 East Longdale 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 16th day of April, 19 74

A. D. Hewlett

Frances H. Hewlett

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
Davidson County

BOOK 4824 PAGE 927

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. D. Hewlett and wife, Frances H. Hewlett

the bargainors, 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 16th day of April, 1974.

Commission expires 6-14-75

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

WARRANTY DEED

FROM
A. D. HEWLETT ET UX

TO
JAMES F. DAVIS ET UX

C 58727

IDENTIF. REFERENCE

JUN 14 9 25 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14	CONV	25,850.00			
JUN 14	S'TAX		A*	67.08	
JUN 14	PR'FEE		A*	.50	
JUN 14	W'DEED		A*	4.00	* 71.58