File: First & Mid-South Mtge Co

BOOK 4825 PAGE 329

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
John Hinson Builders

TO
Stephen T. Ticaric

For draftsman's use
Prepared by:
FIRST & MID-SOUTH MORTGAGE CO.
NASHVILLE CITY BANK & TRUST BLDG.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Ticaric (NAME)	First & Mid-South Mtge. Co. (NAME)	
4564 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2568 (STREET ADDRESS)	148-B
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	135

(FOR REGISTER'S USE)

T IDENTIF. REFERENCE

JUN 17 9 58 AM '74

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TENN.

C58920

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00

Stephen T. Ticaric
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June 1974

Martha S. Hall
Notary Public

MY COMMISSION EXPIRES: 4-8-74
(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 Stephen T. Ticaric and wife, Sally A. Ticaric and other good and valuable considerations, receipt of which is hereby acknowledged,

JUN 17	CONV	24,500.00			
JUN 17 S'TAX			A*	63.70	
JUN 17 PR'FEE			A*	.50	
JUN 17	W'DEED		A*	4.00	* 68.20

John Hinson, Builders, a partnership compri sed of John Hinson, Horace Young and Dorris Young have bargained and sold, and by these presents do transfer and convey unto the said

Stephen T. Ticaric and wife, Sally A. Ticaric

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 thePlan of Oakwood Terrace, Sec. 2, of record in Book 4460, pages 118, 119, Register's Office for said County.

SAID Lot No. 139 has frontages of 75.39 feet on the northerly side of Xavier Drive and 76.77 feet on the easterly side of an unnamed street connected by 35.68 foot long curved line at their intersection and runs back 138.72 feet on the northerly line and 145.0 feet on the easterly line, to a point at the rear.

BEING part of the same property conveyed to John Hinson Builders, by deed from Williamsburg Corporation of record in Book 4690, page 579 Register's Office for Davidson County, Tennessee.

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 15 foot minimum building setback line from an unnamed street, and a 10 foot easement for public utility and drainage purposes along the northerly line of said lot, and a 2 1/2 x 25 foot utility anchor easement, located on the south corner of said lot; restriction of record in Book4650 page 995 and Book 4689, page 376, said Registers Office.

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This is (unimproved ( ) improved (X)) property, known as 4564 Xavier Drive, Antioch, TN 37013 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen T. Ticaric and wife, Sally A. Ticaric heirs and assigns, forever.

And we do covenant with the said Stephen T. Ticaric and wife, Sally A. Ticaric 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, Hoarace Young and Dorris Young do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Stephen T. Ticaric and wife, Sally A. Ticaric heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14 day of June, 19 74

John Hinson
Dorris Young
H. C. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara R. Perner, a Notary Public in and for said County and State, the within named John Hinson, Dorris Young, and H. C. Young, the bargainor, 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 14th day of June, 1974.

Barbara R. Perner, Notary Public.

BARBARA R. PERNER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

Commission expires May 25, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....