ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ralph D. Deavers (NAME)	Colonial Mortgage Company (NAME)	9D 26760
500 Holt Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2571 (STREET ADDRESS)	Map 128-11
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Montgomery, Alabama 36105 (CITY) (STATE) (ZIP CODE)	Par. 1

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS

cash in hand paid, and other good and valuable consideration received from the grantees hereinafter named, we,

JUN 20 CONV 30,350.00
JUN 20 S'TAX A* 78.78
JUN 20 PR'FEE A* .50
JUN 20 W'DEED A* 4.00 * 83.28

J. B. PHILLIPS and wife, OTA J. PHILLIPS,

have bargained and sold, and by these presents do transfer and convey unto the said RALPH D. DEAVERS and wife, JOYCE R. DEAVERS,

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. 40 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County.

Beginning at a point in the northerly margin of Holt Valley Road, at the common front corner of Lots 39 and 40; thence with the line between said two lots northerly 118 feet to a concrete monument; thence with the line between Lots 40 and 41, 124.40 feet to a point in the easterly margin of Meadow Lane Drive; thence with the margin of the same southerly 68.55 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the northerly margin of Holt Valley Road; thence with the margin of the same easterly 90 feet to the point of beginning.

Being the same property conveyed to J. B. Phillips, by deed from Hendley, Whiteside & Patterson, a partnership, as of record in Book 4625, page 728, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property, and to the lien of taxes for the year 1974.

unimproved ( )
This is improved (XX) property, known as 500 Holt Valley Road (House Number) (Street)
Nashville, Tennessee (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 14th day of June, 1974.

J B Phillips
J. B. Phillips

Ota J Phillips
Ota J. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wm. C Caldwell, a Notary Public in and for said County and State, the within named J. B. Phillips and wife, Ota J. Phillips,

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 19th day of June, 1974.

My commission expires 5/13/75 Notary Public Wm. C Caldwell

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 $ 30,350.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold Ramsey

Sworn to and subscribed before me
this 19th day of May, 1974.

My commission expires 5/10/75 Notary Public Patsy A. Ratz

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

John J. Archer, Attorney, 300 James Robertson Parkway, Nashville, TN 37201	
Name	Address

WARRANTY DEED

FROM J. B. PHILLIPS, ET UX

TO RALPH D. DEAVERS, ET UX

C 59713

IDENTIF. REFERENCE

JUN 20 2 04 PM '74

FELIX Z. WILSON JR REGISTER
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

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