FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,422

Ralph C. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June 1974

Notary Public

MY COMMISSION EXPIRES: 11-20-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney 217 Shady Grove Rd. Nashville, Tenn. 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ralph C. Harris (NAME) | Guaranty Mortgage Company (NAME) | |
| 500 Des Moines Dr. (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue North (STREET ADDRESS) | 75-3 |
| Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 27 Pt |

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, Peter A. O'Neil, Jr. and wife, Robin J. O'Neil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph C. Harris and wife, Jerrie Harris

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. 35 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Des Moines Drive, common corner of Lots 34 & 35; thence with the line between said lots southwestwardly 146.43 feet to a point in the North line of Lot No. 37; thence with the line between said lots westwardly 20.05 feet to a concrete monument at the rear corner of Lots Nos. 35, 36 & 37; thence with the line between Lots Nos. 35 & 36, westwardly 100.0 feet to a point in the easterly margin of Juneau Drive; thence with the margin of same, northeastwardly 125.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northeastwardly 39.27 feet to a concrete monument in the southerly margin of Des Moines Drive; thence with the margin of same southeastwardly 93.20 feet to the point of beginning.

Being the same property conveyed to Peter A. O'Neil, Jr. and wife, Robin J. O'Neil by deed from Duane T. Neely and wife, Norma Joyce Neely, as of record in Deed Book 4472, page 446, in the Register's Office for Davidson County, Tennessee.

The Grantees herein assumes and promises to pay an obligation evidenced by an instrument of record in favor of Guaranty Mortgage Company.

The escrow account as it relates to this property is hereby transferred to the Grantee, as is the hazard insurance, except that the existing overage is to be refunded to the Grantor by the Mortgagee.

unimproved ( )
This is improved (X) property, known as 500 (House Number) Des Moines Drive (Street) Hermitage (P. O. Address) 37076 (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 17th day of June, 19 74

Robin J. O'Neil

Peter A. O'Neil Jr.

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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 Peter A. O'Neil, Jr. and wife, Robin J. O'Neil

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 19 74

Commission expires 11-20-1976

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
Peter A. O'Neil, Jr. et ux

TO
Ralph C. Harris, et ux

C 5 9 8 7 3

IDENTIF. REFERENCE

JUN 21 10 56 AM '74

FELIX Z. WILSON D REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2275
Nashville, Tenn. 37214

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|---|---|---|---|---|---|
| JUN 21 74 | CONV | 40,422.00 | | | |
| JUN 21 74 | S'TAX | | A* | 105.04 | |
| JUN 21 74 | PR'FEE | | A* | .50 | |
| JUN 21 74 | W'DEED | | A* | 4.00 | * 109.54 |