This Instrument Was Prepared By

BOOK 4841 PAGE 883 **WARRANTY DEED** Davey W. Pedigo (mc)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clabren J. Ferrell (NAME)	Kimbrough-Kavanaugh (NAME)	
3602 Hewlett Ct. (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	6DA-57715
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND ELEVEN AND 63/100---------- ----------($23,011.63)---------- *Dollars,*

Of which $16,300.00, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder, Clabren J. Ferrell and wife, Virgie J. Ferrell, have assumed and agree to pay the unpaid balance of $6,711.63, of an original indebtedness of $11,700.00 secured by deed of trust in book 2570, page 121, Register's Office for Davidson County, Tennessee.

We, James Edward Evans and wife, Marilyn Huddleston Evans,

have this day bargained and sold, and do hereby transfer and convey unto the said

Clabren J. Ferrell and wife, Virgie J. Ferrell, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Parma Heights, Section 3, of record in Book 2330, page 60, Register's Office for said County, and more particularly described as follows:

Said Lot No. 15 fronts 84.18 feet on the easterly side of Hewlett Court and extends back between lines 188.20 feet on the northerly side and 189.85 feet on the southerly side to a dead line in the rear measuring 95 feet thereon, being a part of the property conveyed to C. A. Wheeler, Jr., by two deeds, one from Jno. B. Cobb, County Court Clerk, of record in Book 2446, page 423, said Register's Office and one from E. B. Pulley and wife, of record in Book 2446, page 417, said Register's Office.

Being the same property conveyed to James Edward Evans and wife, Marilyn Huddleston Evans, by deed from Edward E. Evans and wife, Frances Eakes Evans, of record in Book 4430, page 650, Register's Office for Davidson County, Tennessee.

Subject to ten-foot easement for public utilities across the rear and a 2.5 x 20 foot anchor easement, a 40-foot setback line from Hewlett Court, record in Book 2330, page 60, easement for trunk sanitary sewer in book 3107, page 208 & restrictions of record in book 2484, page 169, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 23,011.63

Affiant

Subscribed and sworn to before me, this the 6th day of August, 19 74

Notary Public

My commission expires 3/13/76 (Affix Seal)

This is unimproved (X) improved property, known as 3602 Hewlett Court (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Clabren J. Ferrell and wife, Virgie J. Ferrell, their

(successors), heirs and assigns forever. We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clabren J. Ferrell and wife, Virgie J. Ferrell, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hands this 6th *day of* August, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Edward Evans

Marilyn Huddleston Evans

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ethelyne Turrentine, a Notary Public in and for said County and State, James Edward Evans and wife, Marilyn Huddleston Evans, the within named 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 8th day of August, 19 74.

Ethelyne Turrentine, Notary Public

My Commission expires 3/13/76

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.....

TURRENTINE REALTY CO.

WARRANTY DEED

FROM
James Edward Evans, ETUX
TO
Clabren J. Ferrel, ETUX

C 6 6 4 9 4

IDENTIF. REFERENCE

AUG 8 1 56 PM '74

FELIX Z. WH... REGISTER
DAVIDSON COUNTY, TENN.

AUG-8 74	CONV	23,011.63			
AUG-8 74 S'TAX			A*	59.80	
AUG-8 74 PR'FEE			A*	.50	
AUG-8 74	W'DEED		A*	4.00	* 64.30

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