FORM NO. WD-1

BOOK 4848 PAGE 211

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,300.00

James W. Wingrove
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 1974

Notary Public

MY COMMISSION EXPIRES: May 20, 1977
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Wingrove (NAME)	Security Federal Savings & Loan Ass'n. (NAME)	Map 131-15
4712 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	Par 56
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	16DA-31020

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, JOHN R. KALEAS and wife, BETH A. KALEAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. WINGROVE and wife, JANE P. WINGROVE

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. 21 on the Map of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

SAID Lot No. 21 fronts 112 feet on the south side of Benton Smith Road, and runs back between lines 279.7 feet on the westerly line and 314.8 feet on the easterly line to a dead line in the rear on which it measures 197.25 feet.

BEING the same property conveyed to John R. Kaleas and wife, Beth A. Kaleas, by deed from James L. Cargile and wife, Mary W. Cargile, of record in Book 4663, page 320, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Everett A. Covington, Jr., Trustee, securing Security Federal Savings and Loan Association, as of record in Book 4677, page 978, Register's Office for Davidson County, Tennessee, and also that the excrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Restrictive Covenants contained in instrument of record in Book 2633, page 487, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4712 Benton Smith Road, 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 23rd day of August, 1974

John R. Kaleas

Beth A. Kaleas

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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 John R. Kaleas and wife, Beth A. Kaleas

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 23rd day of August, 19__

Commission expires May 29, 1977

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JOHN R. KALEAS, ET UX

TO

JAMES W. WINGROVE, ET UX

C 6 9 3 2 4

IDENTIF. REFERENCE

AUG 30 10 08 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: Box 9
Castleman & Harris

AUG 30 74	CONV	53,300.00			
AUG 30 74	S'TAX		A*	138.58	
AUG 30 74	PB'FEE		A*	.50	
AUG 30 74	W'DEED		A*	4.00	* 143.08