This instrument was prepared by: James L. Bass, Attorney - Nashville City Bank & Trust Bldg. Nashville, Tennessee

BOOK 4855 PAGE 54

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Louis Fair (NAME)	Fidelity Federal ~~John Louis Fair~~ (NAME)	
3040 Vistavalley Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 ~~3040 Vistavalley Court~~ (STREET ADDRESS)	Map 59-5
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Par. 267

WARRANTY DEED

For and in consideration of the sum of Sixty-Four Thousand, Four Hundred & No/100 ($64,400.00) ..... DOLLARS

SEP 25	CONV	64,400.00			
SEP 25	S'TAX		A*	167.44	
SEP 25	PR'FEE		A*	.50	
SEP 25	W'DEED		A*	4.00	* 171.94

Cumberland Builders, Inc., 615 Main Street, Davidson County, Nashville, Tennessee.

have bargained and sold, and by these presents do transfer and convey unto the said John Louis Fair and wife, Bobbie H. Fair

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. 272 on the Plan of Buena Vista Estate, Section 6, a plan of which is of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.

Lot No. 272 fronts 73.04 feet on the Southerly margin of Vistavalley Court and extends back 157.8 feet on the Northeasterly line and 325.4 feet on the southwesterly line to a line on the rear, which is a broken line, on which it measures 306.63 feet.

Being the property vested in Cumberland Builders, Inc., by deed from A. A. Birch, Jr., of record in Book 4741, Page 924, Register's Office for Davidson County, Tennessee.

Conveyance subject to Restrictions of record in Book 4620, Page 147, and re-recorded in Book 4620, Page 866, Register's Office; and subject to Owners Certificate, Set-back line and easements as appears on plat of record in Book 4460, Page 85, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3040 Vistavalley Court (House Number) Nashville (Street)

(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 24th day of September, 1974.

CUMBERLAND BUILDERS, INC.

By: L. H. Hardaway, Sr.
President

BOOK 4855 PAGE 55

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared L. H. Hardaway, Sr. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and _____ respectively of the Cumberland Builders, Inc., the within named bargainor, a corporation, and that _____ as such President 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 L. H. Hardaway, Sr. as such President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of September, 19 74. Virginia Leavell Notary Public

Commission expires April 23, 1978

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lee Cranford

Sworn to and subscribed before me this 24th day of September, 1974.

My commission expires _____ Notary Public Earlie T. Ormsby

My Commission Expires AUG. 9, 1975

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM CUMBERLAND BUILDERS, INC.

TO JOHN LOUIS FAIR, ET. UX.

C 72496

IDENTIF. REFERENCE

SEP 25 3 09 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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