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 $ 40,513.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 1974

Notary Public

MY COMMISSION EXPIRES: 4-27-1977

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Larry Winters (NAME)	First Federal Savings & Loan Ass'n. (NAME)	Map 150-9
2931 Walnut Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Par 33
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	2D-52820

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, JAMES W. RICH, JR. and wife, MARTHA J. RICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LARRY WINTERS and wife, PATRICIA A. WINTERS

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. 159 on the Plan of Forest View Park, Section I, as of record in Book 3700, page 109 and 110, Register's Office for said County.

SAID Lot fronts 71.61 feet on the westerly side of Walnut Crest Drive and extends back 221.82 feet on the northerly line and 194.33 feet on the southerly line to a dead line and measures 120.35 feet thereon.

BEING the same property conveyed to James W. Rich, Jr. and wife, Martha J. Rich, by deed from C & S Builders, Inc., of record in Book 4453, page 848, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a ntoe secured by a first mortgage deed of trust to First Federal Savings & Loan Association, of record in Book 4453, page 850, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is (unimproved / improved) property, known as 2931 Walnut Crest Drive, Antioch, Tennessee-37013
(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 12 day of October, 1974.

James W. Rich, Jr.

Martha J. Rich

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County of Orange

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Rich, Jr. and wife, Martha J. Rich

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 Maitland, ~~Tennessee~~ Florida, this day of October 12 1974.

Commission expires ~~My Commission Expires May 22, 1978~~ Notary Public, State of Florida at Large
Bonded by American Fire & Casualty Co.

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

JAMES W. RICH, JR., ET UX

TO

JAMES LARRY WINTERS, ET UX

C 7 5 3 3 5

T

IDENTIF. REFERENCE

OCT 18 12 45 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CASTLEMAN & HARRIS
Attorneys-at-Law
807 American Trust Building
Nashville, Tenn. 37201

OCT 18	CONV	40,513.67			
OCT 18	S'TAX		A*	105.30	
OCT 18	PR'FEE		A*	.50	
OCT 18	W'DEED		A*	4.00	* 109.80