C 8 1 8 5 4

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FORM NO. WD-1

IDENTIF. REFERENCE

DEC 17 4 06 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $29,250.00

James R. Larkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December, 19 74

Notary Public

MY COMMISSION EXPIRES: 7/20/76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Larkin (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	12D-328 15
3118 Meadowside Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VA. 23451 (CITY) (STATE) (ZIP)	

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, Smith R. Saunders et ux Bernice H. Saunders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Larkin et ux Elnora Larkin

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:

BEING Lot No. 90, on the Plan of Parkwood Estates, Section 1, of record in Plat Book 2900, Page 120, Register's Office, Davidson County, Tennessee.
119 and

SAID Lot No. 90 fronts 75 feet on the southeasterly side of Meadowside Lane and extends back 131.8 feet on the northeasterly line and 130.7 feet on the southwesterly line to a broken line in the rear, measuring 116 feet thereon.

BEING the same property conveyed to Smith R. Saunders et ux Bernice H. Saunders by deed from Gaines Home Building Corporation of record in Book 3252, page 81, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, for said County.

unimproved ( )
This is improved (XX) property, known as 3118 Meadowside Lane, 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 12th day of December, 19 74

Smith R. Saunders

Bernice H. Saunders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Smith R. Saunders et ux Bernice H. Saunders

the bargainors, 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 12th day of December 19 74.

Commission expires 8-17-76

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
SMITH R. SAUNDERS ET UX

TO
JAMES R. LARKIN ET UX

DEC 17 74	CONV	29,250.00				
DEC 17 74	S'TAX		A*	75.92		
DEC 17 74	RR'FEE		A*	.50		
DEC 17 74	W'DEED		A*	4.00	*	80.42