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BOOK 4876 PAGE 730

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,529.57

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

IDENTIF. REFERENCE

DEC 20 4 06 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MLS Commodities Corp. Suite 1030 (NAME)	Home Federal Savings & Loan (NAME)	5D 41150
10 S. La Salle St. (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	
Chicago, Illinois 60603 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, RALPH STEVENS, MELVIN JONES, JEAN L. PACE and JERRY PACE d/b/a ROYAL ENTERPRISES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MLS COMMODITIES CORPORATION, an Illinois corporation

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 Nos. 20,21,22,23,24 on the Plan of Tusculum Gardens, Section I, of record in Plan Book 4660, page 35, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace d/b/a Royal Enterprises by deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes of record in Book 4748, page 197, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Federal Savings & Loan Association of record in Book 4748, page 207, 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 Grantee.

DEC20	CONV	*	A* 156529.57	
DEC20	S'TAX		A* 406.90	
DEC20	PR'FEE		A* .50	
DEC20	W'DEED		A* 4.00	* 411.40

This is unimproved ( ) improved (X) property, known as _____ (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 & this 12th day of December, 19 74

Ralph Stevens

Melvin Jones

Jean L. Pace

Jerry Pace

STATE OF TENNESSEE
Davidson County

BOOK 4876 PAGE 731

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens, Melvin Jones, Jean L. Pace and Jerry Pace

the bargainor, or, 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 2/1/75

Mary F. Montgomery
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

RALPH STEVENS ET AL

TO

MLS COMMODITIES CORPORATION

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201