C 8 4 5 9 5

BOOK 4882 PAGE 17

FORM NO. WD-1

IDENTIF. REFERENCE

JAN 16 3 07 PM '75

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 $ 33,600.00

Charles Wayne Bernard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1975.

Shirley B. Johnson
Notary Public

MY COMMISSION EXPIRES: October 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER

GULLETT, STEELE, SANFORD, ROBINSON & MERRITT (NAME) NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES WAYNE BERNARD etux,	Home Federal S & L Association	
KAREN M. BERNARD (NAME)	(NAME)	
284 Delvin Drive	230 Fourth Avenue, North	162-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91
Antioch, TN 37013	Nashville, TN. 37219	Pat
(CITY) (STATE) (P. O. ZIP)	(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 and MELVIN JONES, a Partnership, d/b/a AMERICAN HOMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES WAYNE BERNARD and wife, KAREN M. BERNARD

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. 8 on the Plan of Tusculum Gardens, as of record in Book 4660, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Ralph Stevens and Melvin Jones, a partnership, d/b/a American Homes, by deed from Joe V. Dobbs and wife, Buena M. Dobbs, and O. W. Cooper and wife, Helen B. Cooper, of record in Book 4723, page 522, said Register's Office.

JAN 16 75	CONV	33,600.00			
JAN 16 75	S'TAX		A*	87.36	
JAN 16 75	PR'FEE		A*	.50	
JAN 16 75	W'DEED		A*	4.00	* 91.86

unimproved ( )
This is improved (X) property, known as 284 Delvin Drive, Antioch, Tennessee 37219
(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 its hand this 16th day of January, 19 75

AMERICAN HOMES, a Partnership

By Ralph Stevens
Ralph Stevens, Partner

STATE OF TENNESSEE
Davidson County

BOOK 4882 PAGE 18

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH STEVENS, Partner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 1975.

Commission expires October 29, 1977

Shirley L. Johnson
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

L-600,191-5 SMI (File Room)

WARRANTY DEED

FROM

RALPH STEVENS and MELVIN JONES,
a Partnership,
d/b/a AMERICAN HOMES

TO

CHARLES WAYNE BERNARD et ux,

KAREN M. BERNARD

FILE: Home Federal S & L Association

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.