BOOK 4886 PAGE 12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,750

Richard J. Hanley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 75

Jean P. Hall
Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES JUNE 22, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD J. HANLEY, et ux (NAME)	HAMILTON MORTGAGE CORPORATION (NAME)	Map 75-11
448 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Rd., N.E., Suite 135 (STREET ADDRESS)	Par. 30
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	mo

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, RALVIN HOMES, a partnership composed of RALPH D. STEVENS and MELVIN L. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. HANLEY, et ux COLEEN B. HANLEY

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. 448 on the Plan of Highlands of Tulip Grove as of record in Plat Book 4675, page 93, Register's Office for said County, and being described as follows:

Beginning at a point on the easterly margin of Baton Rouge Drive said point being the common corners of Lots 447 and 448; thence with the line between said two lots in an easterly direction 185.00 feet to a point; thence with the line between lots 448 and 449 in a southwesterly direction 206.54 feet to a point in the easterly margin of Baton Rouge Court; thence with same in a northwesterly direction 66.76 feet to the beginning of a curve; thence around said curve to the right which has a radius of 25.00 feet a distance of 35.83 feet to a point in the easterly margin of Baton Rouge Drive; thence with same in a northerly direction a distance of 98.07 feet to the point of beginning.

Being part of the same property conveyed to Ralvin Homes, a partnership composed of Ralph D. Stevens and Melvin L. Jones, by deed from Martin R. Bubis, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, of record in Book 4805, page 102, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 448 Baton Rouge Drive, Hermitage, Tennessee 37076
(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 24th day of January, 19 75

RALVIN HOMES

By: Ralph D. Stevens

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared RALPH STEVENS and _____ with whom I am personally acquainted and who upon (his oath) (~~XXXXXXXXX~~) acknowledged (himself) (~~themselves~~) to be the President and _____ respectively of the RALVIN HOMES the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said RALPH STEVENS as such President, and attesting the same by the said RALPH STEVENS as such President

Witness my hand and official seal at office at Nashville on this the 24th. day of January, 19 75.

My commission expires 10-28-78

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM
RALVIN HOMES, A Partnership

TO
RICHARD J. HANLEY, et ux

COLEEN B. HANLEY

C 8 6 0 1 7

IDENTIF. REFERENCE

JAN 30 11 04 AM '75
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN30'75	CONV	42,750.00			
JAN30'75	S'TAX		A*	111.02	
JAN30'75	PR'FEE		A*	.50	
JAN30'75	W'DEED		A*	4.00	* 115.52