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 $ 22,701

Laura R. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 1975.

J. Head
Notary Public

MY COMMISSION EXPIRES: Dec 8 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dave Floyd & Asso. 2501 Hillsboro Rd. Nash
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne B. Mayes (NAME)	National Mortgage Company (NAME)	165 - 3
121 Karen Ray Court (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	210
Antioch, Tenn 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38118 (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~~ I, Laura R. Bates, Single,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne B. Mayes, and wife, Hester L. Mayes

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. 41 on the Plan of Apache Hills, Section 4 of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee.

SAID lot No. 41 fronts 51.0 feet on the westerly side of Karen Ray Court and runs back 194.5 feet on the northerly line and 180.65 feet on the southerly line to a broken rear line measuring 107.92 feet thereon.

The agreement is made by Wayne B. Mayes, and wife Hester B. Mayes to pay the unpaid balance of a loan in the original amount of $18,000.00, secured by deed of trust of record in Book 4645, page 341, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

BEING the same property conveyed to Laura R. Bates, Single, by deed from Henry L. Fakes and wife, Carolyn S. Fakes, of record in Book 4847, page 460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Karen Ray Court and a 10-foot easement for public utility and drainage purposes along the rear line of said lot; a 2 1/2 X 25-foot utility anchor easement located on the northeastely corner of said lot, restrictions of record in Book 4564, page 724, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 121 Karen Ray Court (House Number) (Street) Antioch, Tenn. 37013 (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 ~~to~~ this 10th Feb. day of Feb., 19 75

Laura R. Bates

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Sylvia L. Roper, a Notary Public in and for said County and State, the within named Laura R. Bates

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 Davidson, Tennessee, this 10th day of Feb 19 75

Commission expires 11-15-77

Sylvia L. Roper
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
LAURA R. BATES

TO
WAYNE B. MAYES

HESTER L. MAYES

C 8 7 1 3 2

IDENTIF. REFERENCE

FEB 10 3 51 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB 10 75	CONV	21,701.00			
FEB 10 75	S'TAX		A*	56.42	
FEB 10 75	PR'FEE		A*	.50	
FEB 10 75	W'DEED		A*	4.00	* 60.92

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.