BOOK 4892 PAGE 345 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 75

Notary Public

MY COMMISSION EXPIRES: 2/27/77

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WATSON W. DERSHAM, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	Map 147-5
307 Blackman Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Pcl 235
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (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, BETTE E. STARNES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WATSON W. DERSHAM, et ux
ROSALIE DERSHAM

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. 227 on the Plan of Caldwell Country Estates, Section IV, as of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 90 feet on the southerly side of Blackman Road and extends back 170.64 feet on the easterly line and 168.55 feet on the westerly line, which is a broken line to a dead line in the rear, measuring 84.59 feet thereon.

BEING the same property conveyed to Bette E. Starnes by deed from A. B. Ivey and wife, Doris C. Ivey, to Bette E. Starnes and Carol S. Williams, dated March 19, 1970, of record in Book 4405, page 507, Register's Office for Davidson County and a warranty deed from Carol S. Williams, dated June 27, 1972, of record in Book 4613, page 813, Register's Office for Davidson County, Tennessee.

GRANTEES HEREIN ASSUME AND AGREE TO PAY THE BALANCE OF AN INDEBTEDNESS OWED TO GUARANTY MORTGAGE COMPANY, OF RECORD IN BOOK 3919, PAGE 264, AND AN INDEBTEDNESS OWED TO FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION, OF RECORD IN BOOK 4663, PAGE 878, AND ALL ESCROW DEPOSITS ARE HEREBY TRANSFERRED TO SAID GRANTEES.

unimproved ( )
This is improved (X) property, known as 307 Blackman Road, Nashville, Tennessee 37211
(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 my hand this 26th day of February, 19 75

Bette E. Starnes

BETTE E. STARNES

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 BETTE E. STARNES

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 19 75

Commission expires 2/7/79

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

BETTE E. STARNES

TO

WATSON W. DERSHAM, et ux

ROSALIE DERSHAM

PLEASE MAIL RECORDED DEED TO:

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

C 88937

IDENTIF. REFERENCE

FEB 27 11 13 AM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB27'75	CONV		70,500.00			
FEB27'75	S'TAX			A*	79.30	
FEB27'75	PR'FEE			A*	.50	
FEB27'75	W'DEED			A*	4.00	* 83.80