Re-record

BOOK 4893 PAGE 575

BOOK 4890 PAGE 809

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helen E. Ralls and<br>Theresa Gwen Ralls<br>3102 Cloverwood Drive<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tn.<br>(CITY) (STATE) (ZIP CODE) | DOBSON & JOHNSON, INC.<br>P. O. BOX 17427<br>311 PLUS PARK BOULEVARD<br>NASHVILLE, TENNESSEE 37217<br>(CITY) (STATE) (ZIP CODE) | Map 96-10<br>Par. 280 |

## WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Helen E. Ralls and Theresa Gwen Ralls, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $11,150.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 4074, page 166, RODC.

FEB20 75 CONV 21,726.17
FEB20 75 S'TAX A* 56.42
FEB20 75 PR'FEE A* .50
FEB20 75 W'DEED A* 4.00 * 60.92

We, Wilma C. Sears and husband, James N. Sears,

have bargained and sold, and by these presents do transfer and convey unto the said Helen E. Ralls and Theresa Gwen Ralls,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 562 on the Map of Clover Hill, Section VIII, as of record in Book 2331, page 11, Register's Office for said County.

Said Lot No. 562 fronts 65 feet on the westerly side of Cloverwood Drive and extends back between lines, 260.7 feet on the northerly side and 141.9 feet on the southerly side, to a dead line in the rear on which it measures 147 feet.

Being the same property conveyed to Wilma C. Sears by deed from James N. Sears, of record in Book 4369, page 351, Register's Office for said County.

This deed re-recorded to correct terms of conveyance.

MAR-4 75 MISC A* 4.00 * 4.00

unimproved ( )
This is improved (XX) property, known as 3102 Cloverwood Drive
(House Number) (Street)
Nashville, Tn.
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of February, 1975.

X Wilma C. Sears
Wilma C. Sears

X James N. Sears
James N. Sears

Re-Record

STATE OF TENNESSEE BOOK 4893 PAGE 576 BOOK 4890 PAGE 810

COUNTY OF DAVIDSON

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

Wilma C. Sears and husband, James N. Sears,

the bargainor, 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, this 14th day of February, 1975

My commission expires Aug 1, 1977 Notary Public David C. Kipp

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in this day of , 19 .

Notary Public

Commission expires .

C89510

IDENTIF. REFERENCE

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

MAR 4 2 39 PM '75

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,726.13

This is equal to or greater than the property would bring at a fair and voluntary sale.

David C. Kipp

BEVERLY ARTREE NOTARY PUBLIC STATE OF TENNESSEE

Sworn to and subscribed before me this 14th day of February, 1975.

My commission expires 8-14-76 Notary Public Beverly A. Crabtree

| This instrument was prepared by: | |
|---|---|
| Name | Address |

WARRANTY DEED

FROM Wilma C. Sears and husband, James N. Sears

TO Helen E. Ralls and Theresa Gwen Ralls

C88212

IDENTIF. REFERENCE

FEB 20 11 37 AM '75

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

Tennessee Title Office of

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
211 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.