C 9 1 5 1 3

IDENTIF. REFERENCE

MAR 21 1 17 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4898 PAGE 35

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

C. B.
Affiant

Subscribed and sworn to before me, this the 20TH day of March, 1975.

Notary Public

My Commission Expires: Aug 28 1976

THIS INSTRUMENT WAS PREPARED BY:

DENNIS WRIGHT, ATTORNEY 400 Gallatin Road, North, Madison, Tennessee 37115

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Mr. Cecil B. Futch<br>4033 Keeley Drive<br>Antioch, Tenn. 37013 | Mr. Cecil B. Futch<br>4033 Keeley Drive<br>Antioch, Tenn. 37013 | Map 71-14<br>Par. 369 mo |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, other good and valuable consideration, the receipt of which is hereby acknowledged, and as further and additional consideration the Grantees assume and agree to pay the obligations described in and secured by liens of record in Book 4687, Page 709; Book 4687, Page 711 and Book 4785, Page 439, all in the Register's Office for Davidson County, Tennessee, we, Roy Vetitoe and John D. Conner, a partnership, and John D. Conner, an unmarried man, individually, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cecil B. Futch and wife, Bonni I. Futch, hereinafter called the Grantees, their heirs and assigns, three (3) tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in the 12th, formerly the 17th, Civil District and being Lots Nos. 1, 2, and 3 on the unrecorded Map of the Hill Heirs' Property on Dickerson Pike, described as follows:
>
> SAID Lot No. 1 fronts 40 feet on the westerly side of North First Street or Dickerson Pike, as widened, and runs back between parallel lines, along the northerly margin of Richardson Street 149.5 feet to the easterly margin of an alley, according to a survey by T. R. Sanford, dated August 3, 1962.

SAID Lot No. 2 is described as follows: Beginning at a point on the westerly margin of the Dickerson Pike, as widened, 40 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike northerly 34 feet to an iron pin; thence westerly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southerly 34 feet to a stake 40 feet northerly from the northerly margin of Richardson Street, thence easterly and parallel with Richardson Street 143.5 feet to the beginning, according to a survey made by Z. J. Wilkinson, Surveyor, August 29, 1941.

SAID Lot No. 3 is described as follows: Beginning at a point on the westerly margin of Dickerson Pike, as widened 74 feet northerly from the northerly margin of Richardson Street, thence with the westerly margin of said Dickerson Pike, northwardly 39 feet to an iron pin, thence westwardly and parallel with Richardson Street 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southwardly 39 feet to a stake 74 feet northerly from the northerly margin of Richardson Street; thence eastwardly and parallel with Richardson Street 143.5 feet to the beginning, according to a survey made by Z. J. Wilkinson, Surveyor August 29, 1941.

BEING the same property conveyed to Roy Vetitoe and John D. Conner, a partnership, by deeds of record in Book 4687, Pages 709, 711, and 713 and the same property conveyed to John D. Conner, a single man, by deeds from Roy Vetitoe and wife, Martha E. Vetitoe, of record in Book 4785, Pages 431, 433, and 437 all in the Register's Office for Davidson County, Tennessee.

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 hands this 20TH day of MARCH, 1975.

ROY VETITOE AND JOHN D. CONNER, a partnership

BY: _____
Roy Vetitoe, a partner

_____
John D. Conner, a partner

_____
John D. Conner, a single man, individually

STATE OF TENNESSEE ]
]
COUNTY OF DAVIDSON ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Vetitoe and John D. Conner, partners, and John D. Conner, individually, the bargainors, 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 Madison, Tennessee, this 20TH day of March, 1975.

Notary Public

My Commission Expires:

August 22, 1976

| | | | | | | |
|---|---|---|---|---|---|---|
| MAR 21 75 | CONV | 55,000.00 | | | | |
| MAR 21 75 | S'TAX | | A* | 143.00 | | |
| MAR 21 75 | PR'FEE | | A* | .50 | | |
| MAR 21 75 | W'DEED | | A* | 6.00 | * | 149.50 |