FORM NO. WD-1

BOOK 4902 PAGE 807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Affiant JAMES H. ROSE

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

Notary Public ROBERT L. WELLS

MY COMMISSION EXPIRES: April 5, 1976

(AFFIX SEAL)

This instrument was prepared by:
EDWARD SEDDON, Attorney-at Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Rose (NAME) | National Mortgage Company (NAME) | MAP 25-14 |
| 205 Hasty Drive (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | PARCEL 14 |
| Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 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, FRAN TINNIN CONSTRUCTION COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. ROSE AND WIFE EVELYN E. ROSE

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:

Lot No. 43 on the Plan of Solitude Acres, Section 2, as of record in Book 4300, page 138 Register's Office for said County.

Said Lot No. 43 fronts 135 feet on the easterly margin of Hasty Drive and extends back 380.21 feet on the northerly line and 380 feet on the southerly line to a line in the rear on which it measures 141 feet.

This conveyance, however, is subject to any and all easements and rights of way of public record.

Being the same property conveyed to Fran Tinnin Construction Company, Inc., by deed from Doyle R. Hasty and wife, Ruby W. Hasty, of record in Book 4687, page 205, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 205 Hasty Drive, Goodlettsville, Tennessee 37072
(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 24th day of March, 19 75

FRAN TINNIN CONSTRUCTION COMPANY, INC.

BY: Fran Tinnin, Vice Pres. & Margaret Tolyer

FRAN TINNIN

BOOK 4902 PAGE 808

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ROBERT L. WELLS, a Notary Public in and for said County and State, the within named FRAN TINNIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March 19 75.

Commission expires April 5, 1976

Robert L Wells
ROBERT L. WELLS 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

TO

C 93650

IDENTIF. REFERENCE

APR 9 10 33 AM '75

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR-9 75 | CONV | 53,500.00 | | | |
| APR-9 75 | S'TAX | | A* | 139.10 | |
| APR-9 75 | PR'FEE | | A* | .50 | |
| APR-9 75 | W'DEED | | A* | 4.00 | * 143.60 |