FORM NO. WD-1

BOOK 4906 PAGE 696

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16103.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 75.

Notary Public

MY COMMISSION EXPIRES: 8-2-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John L. McKenzie, et ux (NAME) | First Federal Savings & Loan (NAME) | Map 95-4 |
| 217 Ridgeway Drive (STREET ADDRESS OR ROUTE NUMBER) | 236 Fourth Avenue North (STREET ADDRESS) | Par 115 |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37201 (CITY) (STATE) (ZIP) | 3D-12500 |

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, George W. Mitchell and wife, Mary Belle W. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. McKenzie and wife, Idabel McKenzie *see below

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. 85 on the Map of Eva-Mor Heights, of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 85 fronts 75 feet on the East side of Ridgeway Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to George W. Mitchell and wife, Mary Belle W. Mitchell, by deed from Lester Akin and John Greeff, of record in Book 4137, Page 378, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 1785, Page 631, and Book 1807, Page 413, Register's Office for Davidson County, Tennessee. This instrument is also made subject to the Plan of record in Book 1424, Page 149, said Register's Office, and to all applicable local government planning and zoning regulations.

*That as an additional consideration for this sale, the Grantees will allow the Grantors to live in the premises for the rest of their natural lives without any rent.

This is unimproved ( ) improved (X) property, known as 217 Ridgeway Drive, Nashville, Tennessee
(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 our hands this 4th day of April, 19 75

George W. Mitchell

Mary Belle W. Mitchell

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 George W. Mitchell and wife, Mary Belle W. Mitchell

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 Nashville, Tennessee, this 4th day of April 1975

Commission expires August 2, 1976

Sandra Smith
Notary Public

SANDRA SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 95444

IDENTIF. T REFERENCE

APR 24 9 13 AM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|---|
| APR24'75 | CONV | 16,103.17 | | | | |
| APR24'75 | S'TAX | | A* | 41.86 | | |
| APR24'75 | PR'FEE | | A* | .50 | | |
| APR24'75 | W'DEED | | A* | 4.00 | * | 46.36 |