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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
James William Sensing et ux

TO
James R. Garvin et ux

~~Please return E to be a copy~~ of original
returning to:
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use.

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Garvin (NAME)	First and Mid-South Mortgage Co (NAME)	119-2
214 Stirton Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	67
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 16 1 25 PM '75

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,000.00 James R. Garvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 1975

Notary Public

MY COMMISSION EXPIRES: 10-31-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

C98667

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by JAMES R. GARVIN and wife, FLOYCE M. GARVIN, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES WILLIAM SENSING and wife, ALICE FAYE SENSING

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES R. GARVIN and wife, FLOYCE M. GARVIN

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. 25 on the Map of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for said County.

SAID Lot No. 25 fronts 95 feet on the northerly side of Stirton Road and runs back 150 feet on the westerly line and 159.6 feet on the easterly line to a rear line on which it measures 44.6 feet.

BEING the same property conveyed to James William Sensing by deed from John W. Victory and wife, Laura U. Victory of record in Book 2877, Page 469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 60-foot minimum building setback line from Stirton Road and a 10-foot easement for public utility purposes along the rear line of said lot; restrictions of record in Book 2480, page 455, said Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 214 Stirton Road (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. GARVIN and wife, FLOYCE M. GARVIN their heirs and assigns, forever.

And we do covenant with the said JAMES R. GARVIN and wife, FLOYCE M. GARVIN 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., except as of record.

And we, James William Sensing and wife, Alice Faye Sensing do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES R. GARVIN and wife, FLOYCE M. GARVIN, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 16th day of May, 1975

James William Sensing By: Barbara Ann Millwood
JAMES WILLIAM SENSING BY:
Barbara Ann Millwood attorney-in-fact

Alice Faye Sensing By: Barbara Ann Millwood
ALICE FAYE SENSING BY:
Barbara Ann Millwood attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 16th day of May, 1975, before me personally appeared Barbara Ann Millwood, to me known to be the person who executed the foregoing instrument in behalf of James William Sensing and wife, Alice Faye Sensing and acknowledged that she executed the same as the free act and deed of said James William Sensing and wife, Alice Faye Sensing.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 1975.

NOTARY PUBLIC

CLYDE E. HOWELL NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-31-78

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this ..... day of MAY16 CONV 19 15,000.00
MAY16 S TAX A* 39.00
MAY16 PU FEE A* .50 , Notary Public.
MAY16 W DEED A* 4.00 * 43.50

Commission expires .....