#3160

FORM NO. WD-1

BOOK 4922 PAGE 728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$40,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly H. Meyer et ux (NAME)	Third National Bank (NAME)	16DA-03175
844 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Department (STREET ADDRESS)	118-10
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37244 (CITY) (STATE) (ZIP)	164

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, JAMES D. FARMER et ux FRANCES H. FARMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KELLY H. MEYER et ux MARTHA J. MEYER

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. 40 on the map of PLEASANT VALLEY SUBDIVISION, of record in Book 1424, Page 63, Register's Office for said County, and described as follows: subject to any existing easements and/or restrictions.

Beginning at a point in the north margin of Woodmont Boulevard, the common corner of Lots 39 & 40; thence with the line between said lots, northerly 200 feet to a point; thence westerly 108.1 feet to the east margin of Crestridge Drive; thence with the margin of said Drive, southerly 175 feet to the beginning of a curve, thence around said curve, southeasterly 39.27 feet to the north margin of Woodmont Boulevard; thence with the margin of the same, easterly 83.1 feet to the beginning.

Included in the above description, but specifically excluded therefrom is property described in a warranty deed from Fred W. Beaufait et ux Lois E. Beaufait, to State of Tennessee, of record in Book 4542, Page 442, as follows:

Being part of Lot 40 on the map of PLEASANT VALLEY as of record in Book 1424, Page 63, Register's Office for Davidson County: Beginning at a point in the north margin of Woodmont Blvd. at the southwest corner of Lot 39; thence with said margin S 85 degrees 57 minutes 46 seconds W 83.1 feet to the beginning of a curved line to the right which has a radius of 25 feet; thence with said curved line northwestwardly 39.27 feet to the end of said curved line and in the east margin of Crestridge Drive; thence with said margin N 5 degrees 35 minutes 30 seconds E 25 feet to the beginning of a curved line to the right having a radius of 40 feet, thence with said curved line southeasterly 62.83 feet more or less to a point; thence N 85 degrees 57 minutes 46 seconds E 68.1 feet to a point in Mamie Vaugh's west boundary line; thence with said boundary line (lots in 39 & 40) S 4 degrees 2 minutes E 10 feet to the point of beginning and containing 1,360 square feet, and being part of the same property conveyed to Fred W. Beaufait and wife, by deed from Ken L. Ross and wife as of record in Book 4106, Page 529, said Register's Office.

Being the same property conveyed to the Grantors, James D. Farmer et ux Frances H. Farmer by deed of record in Book 4786, Page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 844 Woodmont Boulevard, 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 hand s this 16th day of June, 1975

JAMES D. FARMER James D. Farmer

FRANCES H. FARMER Frances H. Farmer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named James D. Farmer et ux Frances H. Farmer

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 Nashville, Tennessee, this 16th day of June, 1975.

Commission expires 2-13-77

Leon Sharber
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

#3160 (1)

WARRANTY DEED

FROM
James D. Farmer et ux

Frances H. Farmer

TO
Kelly H. Meyer et

ux Martha J. Meyer

D 0 3 0 3 1

IDENTIF. REFERENCE

JUN 17 8 48 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

JUN 17 75	CONV	40,500.00			
JUN 17 75	S'TAX		A*	105.30	
JUN 17 75	PR'FEE		A*	.50	
JUN 17 75	W'DEED		A*	4.00	* 109.80