WARRANTY DEED

BOOK 4934 PAGE 485

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Ake, et ux	John W. Murphree Company	Map 162 -13
(NAME)	(NAME)	
245 Cedarview Drive	1283 Murfreesboro Road	Par 104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tn. 37013	Nashville, Tennessee 37217	5DU-61563
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 DOLLARS ($10.00)----------

----------*Dollars,*

cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations,

THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

BRENT VALLEY BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

JOHN L. AKE and wife, BETTY ANN AKE

(successors), heirs and assigns,

certain real estate in DAVIDSON *County, Tennessee, as follows:*

BEING LOT NO. 63 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 63 front 90.0 feet along the easterly margin of Cedarview Drive, which is a slight curve, and extends back 163.59 feet on the southerly line and 169.36 feet on the northerly line to a dead line in the rear on which it measures 43.84 feet.

BEING PART OF THE SAME property conveyed to Brent Valley Builders, Inc., by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4816, page 52, Register's Office for Davidson County, Tennessee.

SUBJECT TO 1975 taxes, which have been prorated this date and the Grantees agree to pay the same for 1975 and thereafter, restrictive covenants of record in Book 4781, page 858, and such limitations as appear on the plan of record in Book 4675, page 68, all in R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Affiant

Subscribed and sworn to before me, this the 22 day of July 19 75.

My commission expires: May 29, 1977
(Affix Seal)

Notary Public

MARBUT GLENN GASTON NOTARY PUBLIC

uninproved ( )
This is improved (X) property, known as 245 Cedarview Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JOHN L. AKE and wife, BETTY ANN AKE , their

~~successors~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

JOHN L. AKE and wife, BETTY ANN AKE, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 22nd *day of* July, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BRENT VALLEY BUILDERS, INC.

BY: Jim L. Hall

JIM L. HALL, PRES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Jim L. Hall, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* president *of the* Brent Valley Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nasvhille, Tennessee, *this* 22nd *day of* July, 1975.

Marbut Glenn Gaston
Notary Public

Commission expires May 29, 1977

MARBUT GLENN GASTON, JR. NOTARY PUBLIC

ATC#-192654

WARRANTY DEED

FROM

BRENT VALLEY BUILDERS, INC.

TO

JOHN L. AKE and wife,

BETTY ANN AKE

JUL 23 75	CONV	37,750.00			
JUL 23 75	S'TAX		A*	98.02	
JUL 23 75	PR'FEE		A*	.50	
JUL 23 75	W'DEED		A*	4.00	* 102.52

D 0 7 9 6 1

IDENTIF. REFERENCE

JUL 23 10 45 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215