BOOK 4934 PAGE 706 **WARRANTY DEED**

This instrument was prepared by
Bass, Berry & Sims, Attorneys
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanders Lomax, et ux (NAME)	Same (NAME)	
275 Ewing Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60-3
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	30 Pal

For and in Consideration of the sum of TEN ($10.00) ---------- *DOLLARS*

cash in hand paid by Sanders Lomax and wife, Thelma W. Lomax, and other good and valuable consideration, receipt of all of which is hereby acknowledged, we, David P. Young and wife, Gloria Carter Young,

have bargained and sold, and by these presents do transfer and convey unto the said Sanders Lomax and wife, Thelma W. Lomax, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Land located in the 12th (formerly 21st) Civil District of Davidson County, Tennessee, known as part of the southeastwardly part of Lot No. 1 in the partition of the real estate of Richard Hyde, deceased, plan of which is of record in Minute Book H, page 120, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made March 29, 1955, by William C. Parrish, engineers, and designated on said survey as Lot No. 2 of the James L. Carter property and described as follows:

BEGINNING at an iron pin in the northerly margin of Ewing Creek Road, said iron pin being in a stone fence 199.7 feet west of an iron pin located at the intersection of Ewing Creek Road and a 50-foot right of way to May's property; from the point of beginning south 66° 45' west at said stone fence 200 feet to an iron stake; thence north 13° 15' west 250.7 feet; thence north 80° 43' east 200.5 feet along an old stone fence in the south line of E. W. May's property; thence south 13° 15' east 237.3 feet to the point of beginning.

BEING the same property conveyed to David P. Young and wife, Gloria Carter Young, by deed from Leah Carter, of record in Book 4041, page 325, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 4934, page 700, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 23 day of May, 19 75

Affiant

My commission expires:

(Affix Seal)

Notary Public

INCLUDED in the above but expressly EXCLUDED therefrom, is that triangular parcel measuring approximately 72' by 98' by 72' containing 0.06 acres, more or less, which was conveyed to the State of Tennessee, by instrument of record in Book 4056, page 611, said Register's Office.

TRACT II: Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, known as part of the south part of Lot No. 1 allotted to Joseph H. Hyde in the partition of the Real Estate of Richard Hyde, deceased, plan of which is of record in Minute Book H, page 120, of the County Court for said County, and described according to a copy of a survey made March 29, 1955, by William C. Parrish, Engineers, and designated on said survey as Lot 3 of the James Carter Lands, and described as follows:

BEGINNING at an iron pin in the northerly margin of Ewing Creek Road, west of Dickerson Road, at the southwest corner of this tract and at Carter's new corner, said iron pin being in a stone fence; thence with Carter's new line, north 13° 15' west 265 feet to an old stone fence in the south line of the E. W. Mays' property; thence with said old fence and along Mays' line, north 80° 43' east 200.5 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, south 13° 15' east 250.7 feet to a point in stone fence, in the north margin of Ewing Creek Road; thence along said fence and along said road, south 66° 45' west 200 feet to the beginning.

BEING the same property conveyed to David P. Young and wife, Gloria Carter Young, by deed of record in Book 2394, page 278, said Register's Office.

INCLUDED in the above but expressly EXCLUDED therefrom is that parcel which contains 0.98 acres, more or less, conveyed to the State of Tennessee by instrument of record in Book 4047, page 708, said Register's Office.

It is understood and agreed that it is the intention of the Grantors hereby to convey all of the remaining portion of Lots 2 and 3 as shown on the said survey of March 29, 1955, of William C. Parrish, Engineers, which remain following the conveyance of portions thereof to the State of Tennessee. Grantors make no warranty, however, as to the exact boundaries of said lots, as to the exact amount of frontage on Ewing Lane, or as to the exact acreage of the tracts herein conveyed, provided, that such disclaimer shall not apply to boundaries unaffected by said conveyances to the State of Tennessee.

This is improved (X) property, known as 275 (House Number) Ewing Lane (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sanders Lomax and wife, Thelma W. Lomax, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Sanders Lomax and wife, Thelma W. Lomax *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 for restrictions of record in Book 2705, page 107, R.O.D.C.T.; easement of record in Book 4047, page 708, R.O.D.C.T.; easement for flow of creek; and 1975 taxes, a lien but not yet due and payable.
Grantors make no warranties as to the fitness or condition of the lot or house or any components thereof.

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* Sanders Lomax and wife, Thelma W. Lomax, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 23rd *day of* July, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David P. Young

Gloria Carter Young

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E Warner Bass, a Notary Public in and for said County and State, the within named David P. Young and wife, Gloria Carter Young,

the bargainor s., 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 23rd day of July, 19 75.

E Warner Bass, Notary Public.

Commission Expires 9/3/78

E. WARNER BASS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., 19.....

.....
Notary Public

Commission Expires.....

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IDENTIFICATION REFERENCE

Jul 23 2 20 PM '75

REGISTER'S OFFICE, DAVIDSON COUNTY, TENN.

45,000.00

A* 117.00
A* .50
A* 8.00
* 125.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deaderick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

WARRANTY DEED

FROM

DAVID P. YOUNG, ET UX

TO

SANDERS LOMAX, ET UX

JUL 23 CONV
JUL 23 S'TAX
JUL 23 PAFEE
JUL 23 W/DEED