file - First + Mid. South Mtg. Co. Mortgage Ln

WARRANTY DEED

BOOK 4962 PAGE 583

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS P. SHARP, JR.	First and Mid-South Mortgage Co.	
(NAME) 625 Baton Rouge Court	(NAME) P. O. Box 2568	75-11
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Nashville, TN 37219	36 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid by THOMAS P. SHARP, JR. and wife, MARY T. SHARP, and other good and valuable considerations, receipt of which is hereby acknowledged,

RALVIN HOMES, a partnership, comprised of Ralph D. Stevens and Melvin L. Jones
have this day bargained and sold, and do hereby transfer and convey unto the said
THOMAS P. SHARP, JR. AND WIFE, MARY T. SHARP
their ~~successors~~, heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 454, on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for said County.

SAID Lot No. 454 fronts 35.75 feet on the easterly side of Baton Rouge Court and runs back 175.0 feet on the northerly line and 157.83 feet on the southwesterly line to a broken rear line on which it measures 212.99 feet.
BEING part of the same property conveyed to Ralvin Homes, a partnership, comprised of Ralph D. Stevens and Melvin L. Jones, by deed from Martin R. Bubis, Trustee, with full power, of record in Book 4805, page 102, Register's Office for Davidson County, Tennessee.
THIS conveyance is made subject to an owner's certificate, a 30' minimum building setback line from Baton Route Court; a 10' easement for public utility and drainage purposes along the broken rear line of said lot; a 2½ x 25' utility anchor easement located on the northwesterly corner of said lot restrictive covenants contained in instrument of record in Book 4880, page 375, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 36,300.00
Subscribed and sworn to before me, this the 16th day of October 19 75
Affiant
My commission expires: 4-8-78 (Affix Seal)
Notary Public

This is ( ) unimproved (X) improved property, known as 625 Baton Rouge Court, Hermitage, TN 37076
(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
THOMAS P. SHARP, JR. and wife, MARY T. SHARP
their ~~successors~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said THOMAS P. SHARP, JR. AND WIFE, MARY T. SHARP
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th day of October, 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.

RALVIN HOMES
Ralph D. Stevens
Melvin L. Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph D. Stevens and Melvin L. Jones

the within named 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 October, 19 75.

Martha B. Hall
Notary Public

Commission expires 4-8-78

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 _____

OCT 17 75	CONV	36,300.00				
OCT 17 75 S'TAX			A*	94.38		
OCT 17 75 PR'FEE			A*	.50		
OCT 17 75	W'DEED		A*	4.00	*	98.88

WARRANTY DEED

FROM

TO

D 20457

IDENTIF. REFERENCE

OCT 17 3 21 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE