Rush
Mail

Prepared by: Imperial Corporation
P. O. Box F
Hendersonville, TN 37075

BOOK 4990 PAGE 917

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,373.11

Loyd E Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: Oct 14 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loyd E. Thomas et ux (NAME)	Security Federal Sav & Loan (NAME)	25- 1
127 Garett Drive, (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Rd. (STREET ADDRESS)	Par 21
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	NAshville, Tenn. (CITY) (STATE) (ZIP)	

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, Ronald W. Prater and wife Jean Prater,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loyd E. Thomas and wife, Carol L. Thomas

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:

including the assumption of and agreement to pay by the grantee the balance owing on a note, dated August 16, 1974, in the original principal amount of $ 6,225.00 , payable in monthly installments and secured by a Deed of Trust of record in Book 4844, page 979 said Register's Office to which reference is here made for a more complete description of said note,

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Highland Heights Acres, as of record in Book 3700, page 97, Register's Office for said County.
Said Lot No. 20 fronts 195 feet on the westerly side of Highland Heights Drive, and extends back 274.13 feet on the northerly line and 299.15 feet on the southerly line to a dead line measuring 128.61 feet thereon.

Being the same property conveyed to Ronald W. Prater and wife, Jean Prater, by deed from Jerry L. Martz and wife, Dianne R. Martz, of record in Book 4844, page 977, Register's office for Davidson County, Tennessee.

This conveyance is made subject to Plan of record in Book 3700, page 97, said Register's Office, showing an owner's certificate, a 200 foot minimum building setback line from Highland Heights Drive. By instrument of record in Book 4633, page 444, said Register's Office, dated August 28, 1972, the setback lines on the Plan of record in Book 3700, page 97, said Register's Office were amended and changed on Lot No. 20 from 200 feet to the TVA easement.

unimproved ( )
This is improved ( ) property, known as _____
(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 hand this 7 th day of January, 1976

X Ronald W. Prater
Ronald W. Prater

X Jean Prater
Jean Prater

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Prater and wife, Jean Prater

the bargainor, 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 Davidson Co, Tennessee, this 7 th day of January 19 76.

Commission expires October 19, 1976

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

D 33229

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

JAN 23 9 52 AM '76

FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN23⁷⁶	CONV	*6,373.11			
JAN23⁷⁶	S'TAX		B*	16.64	
JAN23⁷⁶	PR'FEE		B*	.50	
JAN23⁷⁶	W'DEED		B*	4.00	* 21.14