BOOK 5013 PAGE 699

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Louis F. Primm, et ux	New Owners	75-3-17
(NAME)	(NAME)	
545 Des Moines Dr		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty Two Thousand Three Hundred Forty Six & 07/100 ----------($22,346.07)---------- DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and the assumption of a mortgage to Herschel Greer, Trustee to secure the payment of a note to Guaranty Mortgage Company of Nashville, recorded in Book 4201, Page 639, Register's Office for Davidson County, Tennessee, with an outstanding balance of $20,653.93.

Delver A. Phelps and wife, Louise H. Phelps,

have bargained and sold, and by these presents do transfer and convey unto the said Louis F. Primm and wife, Mildred Primm,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 25 on the Plan of Tulip Grove, Section One, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northeast margin of Des Moines Drive, a common corner of Lots 24 and 25; thence with the line between said lots, northeastwardly 176.66 feet to a concrete monument; thence south 34° east 185.80 feet to a monument in the northwesterly margin of Andrew Jackson Parkway; thence with the margin of same, southwestwardly 122.0 feet to a monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, northwestwardly 29.27 feet to a concrete monument in the northeasterly margin of Des Moines Drive; thence with the margin of same, northwestwardly 100.0 feet to the point of beginning.

BEING the same property conveyed to Delver A. Phelps and wife, Louise H. Phelps by deed from John J. Hollister and wife, Rose M. Hollister, of record in Book 4886, Page 412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4099, Page 239, R. O. D. C., Tenn., and a 45-foot setback line from Des Moines Drive, and from unnamed road on the southeasterly line and a 10-foot easement for public utilities and drainage along the northeasterly line of said lot, and a utility anchor easement 2.5 x 25 feet, located on the southwesterly corner of said lot, 1976 taxes are assumed by the conveyees.

unimproved ( )
This is improved ( ) property, known as 545 (House Number) Des Moines Dr (Street)
Hermitage, (P. O. Address) (City or Town) 37076 (Zip Code)

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.

Whenever 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 hands this 27th day of April, 19 76

Delver A Phelps

Louise H. Phelps

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, the within named Delver A. Phelps, Louise H. Phelps

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 27th day of April, 1976.

My commission expires 8-2-76 Notary Public Frank G. Hostetler Jr.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

My commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Louise H. Phelps

Sworn to and subscribed before me this 27th day of April, 1976.

My commission expires 8-2-76 Notary Public Frank G. Hostetler Jr.

This instrument was prepared by:

JACOBS H. DOYLE, ATTORNEY 428 STAHLMAN BUILDING, NASHVILLE, TENNESSEE

Name			Address
APR28'76 STAX		B* 111.80	
APR28'76 PR'FEE		B* .50	
APR28'76	W'DEED	B* 4.00	* 116.30

WARRANTY DEED

FROM DELVER A. PHELPS, ET UX

TO LOUIS F. PRIMM, ET UX

Return to Hostetler Pratt 4000 Hillsboro Rd

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219