WARRANTY DEED

BOOK 5040 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Milton I. Thomas (NAME)	Milton I. Thomas (NAME)	50-14
3200 Wilmoth Court (STREET ADDRESS OR ROUTE NUMBER)	3200 Wilmoth Court (STREET ADDRESS)	150
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,*

and other good and valuable consideration and assumption of deed of trust executed by Frederick D. Holmes and wife, Margaret A. Holmes, to Franklin G. Clark, Trustee, dated April 19, 1974, and recorded in Book 4812, page 759, Register's Office for Davidson County, Tennessee, to secure to First and Mid-South Mortgage Company, the payment of a note for $30,000.00, payable as therein specified, together with any terms, conditions restrictions, or limitations recited therein. Said note and deed of trust securing the same was assigned to Federal National Mortgage Assodation by an instrument dated June 4, 1974, not of record.

have this day bargained and sold, and do hereby transfer and convey unto the said FREDERICK D. HOLMES and wife, MARGARET A. HOLMES, have this day bargained and sold, and do hereby transfer unto the said MILTON IVORY THOMAS, JR. and wife CAROLYN D. THOMAS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 330 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5 Register's Office for said County.

SAID Lot No. 330 has frontages of 117.79 feet on the easterly side of Wilmoth Court and 80.0 feet on the northerly side of Wilmoth Road connected by a 25-foot radius curved line with length of 39.27 feet at the northeast corner of the intersection of said Court and Road, and runs back 87.8 feet on the northerly line and 100.0 feet on the easterly line, to a point at the rear.

BEING the same property conveyed to Frederick D. Holmes and wife, Margaret A. Holmes from Harold Carney and wife, Darlene Carney in Book 4812, page 757, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Wilmoth Road and Wilmoth Court and a 10-foot easement for public utility purposes along the easterly line of said lot, restrictions of record in Book 3249, page 345 amended in Book 3309, page 614, further amended in Book 3616, page 269, Register's Office for Davidson County, Tennessee and repurchase option.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $38,500.00

Subscribed and sworn to before me, this the 30th day of June 19 76

Affiant

My commission expires: June 1, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3200 Wilmoth Court, Nashville, Tennessee
(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 MILTON IVORY THOMAS JR. and wife, CAROLYN DEADRICK THOMAS, 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.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MILTON IVORY THOMAS JR. and wife CAROLYN DEADRICK THOMAS, AND THEIR *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* the 30th *day of* June, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frederick D. Holmes
Margaret A. Holmes
Milton Ivory Thomas Jr.
Carolyn D. Thomas

This instrument prepared by: Edward J. Gross
1607 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Theresa Hughes, *a Notary Public in and for said County and State,* Frederick D. Holmes, Margaret A. Holmes, Milton Ivory Thomas Jr and Carolyn Deadrick Thomas,

the within named 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-Davidson County, *Tennessee, this* 30th *day of* June, *19* 76

THERESA C. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Theresa Hughes
Notary Public

Commission expires June 1, 1977

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 .....

JUL-1 76 CONV 33500.00
JUL-1 76 S'TAX B* 87.10
JUL-1 76 PR'FEE B* .50
JUL-9 76 W'DEED B* 4.00 * 91.60

WARRANTY DEED

FROM
Frederick D. Holmes and wife
Margaret A. Holmes

TO
Milton Ivory Thomas, Jr
and wife, Carolyn Deadrick
Thomas

D 56371

IDENTIFICATION REFERENCE

JUL 1 9 55 AM '76

FEE REGISTER
DAVIDSON TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE