FORM NO. WD-1

BOOK 5313 PAGE 676

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 78

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben West, Jr. (NAME)	First American National Bank c/o Guaranty Mortgage Company (NAME)	84-15-73
2321 Castlewood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	3DZ 43050
Donelson, TN 37214 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (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, Charles A. Tollett and wife, Donna Jane Tollett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben West, Jr. and wife, Linda M. West

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:

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of Section II, Castlewood Estates, of record in Book 2331, page 91, Register's Office for said County.

SAID Lot No. 71 fronts 140.0 feet on the southerly margin of Castlewood Drive and extends back 288.0 feet on the easterly line and 279.3 feet on the westerly line to a dead line in the rear, measuring 20.0 feet thereon.

BEING the same property conveyed to Charles A. Tollett and wife, Donna Jane Tollett by deed from William T. Nunes and wife, Jenny A. Nunes of record in Book 4527, page 315, re-recorded in Book 4574, page 268, both in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 2321 Castlewood Drive, Donelson, TN 37214
(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 our hand s this 18th day of July, 19 78

Charles A. Tollett

Donna Jane Tollett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Tollett and wife, Donna Jane Tollett

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 18th day of July 19 78

Commission expires 7-8-79

Patricia L. Hall
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

WARRANTY DEED

FROM
Charles A. Tollett

TO
Ben West Jr.

E 77856

IDENTIF. REFERENCE

JUL 20 8 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: PR

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JUL 20 78	CONV	58,000.00			
JUL 20 78	S'TAX		B*	150.80	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 155.30