BOOK 5336 PAGE 217 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 1978

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

Law Offices: THIS INSTRUMENT WAS PREPARED BY
Saperstein & Schlanger, P.C., Suite 1001, 210 25th Ave. N., Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Vantrease (NAME)	Fidelity Federal (NAME)	Map: 96-14
928 Colfax Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	Parcel: 161
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37219 (CITY) (STATE) (ZIP)	3DZ 58900

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, Billy R. Hervey and wife, Betty L. Hervey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Vantrease and wife, Eileen Vantrease

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. 67 on the Plan of Happy Acres, as of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 67 fronts 288 feet on the westerly side of Colfax Drive, as measured around a slight curve, and extends back 109.8 feet on the north line and 195.6 feet on the south line, to a dead line in the rear on which it measures 268 feet.

Being the same property conveyed to Billy R. Hervey and wife, Betty L. Hervey, by deed from Edna R. Nelson, unmarried, as of record in Book 4231, Page 56, Register's Office for said County.

This conveyance is made subject to restrictions, easements and setback lines applicable to said property and to the lien of taxes for 1978 which have been prorated and assumed by the Grantees herein.

This is { unimproved } property, known as { improved } 928 Colfax Drive, Nashville, Tennessee
(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 7 day of Sept, 1978

Billy R. Hervey

Betty L. Hervey

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 Billy R. Hervey and wife, Betty L. Hervey

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 7 day of September, 19 78.

Commission expires 7-18-82

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

L3218-3

WARRANTY DEED

FROM

Billy R. Hervey and wife,

Betty L. Hervey

TO

James P. Vantrease and wife,

Eileen Vantrease

E 87905

IDENTIF. REFERENCE

SEP 11 2 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11 78	CONV	44,000.00			
SEP 11 78	S'TAX		B*	114.40	
SEP 11 78	PR'FEE		B*	.50	
SEP 11 78	W'DEED		B*	4.00	* 118.90