WARRANTY DEED

BOOK 4215 PAGE 981

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Branch, Jr. et ux.	Murphree Mortgage Company	6D-21970
(NAME:) 367 Binkley Drive	(NAME:) 226 Third Avenue North	Map 147.1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 38
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand and no/100 ---------- ($24,000.00) ---------- *Dollars,* of which $6,179.87 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder the grantees herein, Robert W. Branch, Jr. and wife, Christine C. Branch have assumed and agree to pay the unpaid balance of $17,820.13 of an original indebtedness of $19,800.00 secured by deed of trust of record in book 3323, page 165, Register's Office for Davidson County, Tennessee, and assigned in book 3355, page 228, said Register's Office,

We, Richard F. Gregori and wife, Alice Ann Gregori,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. Branch, Jr. and wife, Christine C. Branch, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 450 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot No. 450 fronts 75 feet on the southwesterly side of Binkley Drive and runs back 191.8 feet on the northwesterly line and 188 feet on the southeasterly line to a dead line in the rear, which is a broken line, on which it measures 116.6 feet.

Being the same real property conveyed to Richard F. Gregori and wife, Alice Ann Gregori, by deed from Joseph E. Villo and wife, of record in book 3612, page 623, said Register's Office.

This conveyance is made subject to 10-foot public utility easement, 30-foot building setback line from Binkley Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 148, said Register's Office; and to restrictive covenants of record in book 1788, page 108, and book 3221, page 6, as amended in book 3251, page 543, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 29th day of February, 1968

Richard F. Gregori
Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Raymond H. Carroll
Notary Public

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Robert W. Branch, Jr. and wife, Christine C. Branch, 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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert W. Branch, Jr. and wife, Christine C. Branch, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* February, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard F. Gregori

Alice A. Gregori

This Instrument Was Prepared By

(Lacey W. Pedigo)

Of The Law Firm Pedigo & Salmon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dorsey, *a Notary Public, in and for said County and State,* Richard F. Gregori and wife, Alice Ann Gregori

*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, Tennessee
this 29th *day of* February, *19*68.

My Commission Expires April 21, 1971

Raymond H Dorsey
Notary Public

Commission expires.....

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.....

07679

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 10 14 AM '68
TITLE BOOK 118 PAGE 351
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 62.40
PROBATE .50
TOTAL $ 62.90

MAR 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Quit Title 19767

WARRANTY DEED

FROM
Richard F. Gregori et ux.

TO
Robert W. Branch, Jr. et ux.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE