BOOK 4347 PAGE 62

# WARRANTY DEED

| Address new owner as follows: | Send Tax Bill to: | Map Parcel Number: |
|---|---|---|
| Bernard Gustafson and wife,<br>Carolyn Gustafson<br>1804 Kingsbury Drive<br>Nashville, Tennessee | The National Life &<br>Accident Insurance<br>Company<br>301 Seventh Avenue, N.<br>Nashville, Tennessee | FH-13224<br>Map. 158-8<br>Par. 5 PW |

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of Bernard Gustafson and wife, Carolyn Gustafson, the Grantees herein, assuming and agreeing to pay the balance due as of the date hereof on that certain note dated June 10, 1964, from Fred M. Gregg, Jr. and wife, Mary Jo Gregg, to The National Life and Accident Insurance Company, in the original principal amount of $28,600.00, with interest as set forth therein, both principal and interest payable in monthly installments of $192.72, with maturity date of June 1, 1984, which note is secured by a deed of trust of record in Book 3758, page 556, Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description of said note, which note and deed of trust the Grantees herein assume and agree to pay, we, Fred M. Gregg, Jr. and wife, Mary Jo Gregg, have this day bargained and sold, and do hereby transfer and convey unto the said Bernard Gustafson and wife, Carolyn Gustafson, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 511 on the Plan of Hillsboro Park, Section 10, as of record in book 2900, page 73, Register's Office for said County, described as follows:

Beginning on the easterly margin of Kingsbury Drive at the corner of Lots Nos. 510 and 511; thence with the line between said two lots, eastwardly 554.9 feet; thence north 17° 41' east 317.9 feet; thence south 89° 05' east 675.2 feet to an iron pin in root of 18-inch elm; thence south 1° 04' east 140.3 feet to the corner of lots Nos. 511 and 512; thence with the line between said two lots, southwestwardly 1335 feet to the easterly margin of Kingsbury Drive; thence with said Drive, northwardly 190.4 feet to the beginning.

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $49,000.00.

Subscribed and sworn to before me, this the 25th day of July, 1969.

Mary E. Gregg, Agent
Affiant

Raymond H Dinner
Notary Public

My commission expires:

My Commission Expires April 21, 1971

This instrument prepared by
E. M. Haywood, Atty.
301 7th Ave. N., Nashville, Tenn.

Being the same real property conveyed to Fred M. Gregg, Jr. and wife, Mary Jo Gregg, by deed from A. B. Ivey and wife, dated January 30, 1962, filed February 15, 1962, and recorded in book 3342, page 105, said Register's Office.

This is improved property, known as 1804 Kingsbury Drive, Nashville, Tennessee. BOOK 1347 PAGE 63

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bernard Gustafson and wife, Carolyn Gustafson, their 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, except for taxes for 1969, which have been prorated and are hereby assumed by Grantees, the aforesaid deed of trust of record in Book 3758, page 556, said Register's Office, and restrictions and easements of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said Bernard Gustafson and wife, Carolyn Gustafson, their heirs and assigns, against the lawful claims of all persons.

G. F. Cole, Jr., a member of the Property Committee for Hillsboro Park, Davidson County, Tennessee, appointed by addendum to restrictive covenants dated December 29, 1967, and recorded in Book 4207, page 398, said Register's Office, joins in the execution of this deed solely for the purpose of consenting to the sale of the subject property as provided for in restrictive covenants contained in instrument of record in Book 2435, page 237, as amended by instrument recorded in Book 2603, page 440, and further amended by instrument recorded in Book 4207, page 397, in said Register's Office.

WITNESS our hands this 2nd day of July, 1969.

Fred M. Gregg, Jr.
Fred M. Gregg, Jr.

Mary Jo Gregg
Mary Jo Gregg

G. F. Cole, Jr.
G. F. Cole, Jr.
Member of Committee

JUL-2[illegible] CONV 49,000.00
JUL-2[illegible] STAX C* 127.40
JUL-2[illegible] PRFEE C* .50
JUL-2[illegible] WDEED C* 4.50 * 132.40

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred M. Gregg, Jr. and wife, Mary Jo Gregg, the within named bargainors, 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 2nd day of July, 1969.

Raymond H. Dawson
Notary Public

My commission expires:

My Commission Expires April 21, 1971

A 4643 4

IDENTIF. REFERENCE

JUL 2 2 14 PM '69

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
)ss.
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. F. Cole, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of July, 1969.

Charlene Sanders
Notary Public

My commission expires:

10 20 70