WARRANTY DEED

BOOK 4408 PAGE 475

GTC-206308

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs. James E. Buck	Security Federal S & L Assn.	MAP 145
(NAME)	(NAME)	PAR 43 FS
	500 Union Street	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	FH 12525
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and received and other good and valuable considerations, including ~~XXXXX~~ agreement by the hereinafter named grantees to assume and pay the balances now owing upon two promissory notes executed by the grantors herein: one dated July 25, 1968, in original principal amount of $15,000.00, and more fully described in the Deed of Trust to Everett A. Covington, Jr., Trustee, of record in Book 4255, page 128, Register's Office for Davidson County, Tennessee; the other dated July 26, 1968, in original amount of $8,200.00, and more fully described in the Deed of Trust to Albert W. Johnson, Trustee, of record in Book 4256, page 986, said Register's Office; we,

WALTER W. FREY and wife, JEAN R. FREY,

have this day bargained and sold, and do hereby transfer and convey unto the said grantees,

JAMES E. BUCK and wife, JANE H. BUCK,

their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Tract "B" on the plan of the Subdivision of the Salant property, as of record in Plan Book 4060, page 100, Register's Office for said County, described as follows:

Beginning on the northerly margin of Otter Creek Road at the corner of Tract "A" and "B"; thence with the line between said two tracts, north 12° 09' east 296.81 feet to an iron pin; thence south 85° 17' east 185 feet; thence north 12° 09' east 324.44 feet; thence north 78° 02' west 201.30 feet; thence south 11° 15' west 645.67 feet to the northerly margin of Otter Creek Road; thence with the same south 85° 17' east 7.8 feet to the beginning, containing 1.61 acres, more or less.

Together with an easement described as follows:
Beginning on the northerly margin of Otter Creek Road at the corner of Tracts "A" and "B"; thence with the line between said two tracts north 12° 09' east 296.81 feet to an iron pin; thence south 85° 17' east 20 feet; thence south 12° 09' west 296.81 feet to the northerly margin of Otter Creek Road; thence with same north 85° 17' west 20 feet to the beginning.

Being the same property conveyed to Walter W. Frey and wife, Jean R. Frey, by deed from Marjorie Salant, of record in Book 4255, page 126, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 1st day of ~~January~~ April 19 70

Affiant James E. Buck

My commission expires: July 26, 1970 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved (X) improved ( ) property, known as 1330 Otter Creek Road, 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 James E. Buck and wife, Jane H. Buck their ~~XXXXXXX~~ *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 1970 and as hereinbefore stated.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Buck and wife, Jane H. Buck, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand*s *this* 1st *day of* ~~January~~ April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter W. Frey

Jean R. Frey

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Reau E. Folk, Jr., *a Notary Public in and for said County and State,* Walter W. Frey and wife, Jean R. Frey

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 1st *day of* April *19* 70

Reau E. Folk Jr.
Notary Public

Commission expires July 26, 1970

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 .....

APR-30 CONV 29,000.00
APR-30 S'TAX A* 75.40
APR-30 PR'FEE A* .50
APR-30 W'DEED A* 3.00 * 78.90

WARRANTY DEED

FROM
WALTER W. FREY et ux

TO
JAMES E. BUCK et ux

A 73359

IDENTIF. REFERENCE

APR 3 12 24 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

File: Reau Folk