BOOK 4419 PAGE 716

This Instrument prepared by: Jack A. Butler, Atty.
1406 Nash. Trust Bldg
Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy W. Brown and wife, Betty J. Brown	Billy W. Brown and wife, Betty J. Brown	Map 41-3
1334 Dalemere Drive (STREET ADDRESS OR ROUTE NUMBER)	1334 Dalemere Drive (STREET ADDRESS)	Pc. 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Cal

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND FORTY-THREE AND NO/100 ----------($8,043.00)---------- Dollars, the receipt of which is hereby acknowledged and the assumption of the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4285, page 894, Register's Office for Davidson County, Tennessee

Thomas B. Gregory and wife, Ann C. Gregory

have this day bargained and sold, and do hereby transfer and convey unto the said Billy W. Brown and wife, Betty J. Brown

their (successors), heirs and assigns,

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

Being Lot No. 145, Dalemere Subdivision, Section 6 as of record in Book 3700, page 22, Register's Office for said County, and being more particularly described as follows: Beginning at an iron pin on the northerly margin of Dalemere Drive, being the common corner of Lots Nos. 147 and 145; thence north 6° 20' west 243 feet; thence north 25° 34' east 180.06 feet to a point on the boundary line of the property between the property of Dr. T. W. Dailey et ux and Oliver H. Dale; thence south 82° 2' east 40 feet to an iron pin; thence south 20° 37' east to a concrete monument; thence south 3° 50' west 219.28 feet to an iron pin in the northerly margin of Dalemere Drive; thence with the northerly margin of Dalemere Drive 125.28 feet to the point of beginning.

Said property is subject to restrictive covenants contained on Book 3922, page 683 and easements reflected in above cited plat, Register's Office for Davidson County.

Being the same property conveyed to Thomas B. Gregory and wife, Ann C. Gregory, from Oliver H. Dale and wife, Claudine M. Dale, as of record in Book 4285, page 893, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $34,433.00

Subscribed and sworn to before me, this the 21 day of May 1970

Affiant Thomas B. Gregory

My commission expires: 5/21/73 (Affix Seal)

Notary Public Joanna Blackwell

This is unimproved ( ) improved (X) property, known as 1334 Dalemere Drive, 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 Billy W. Brown and wife, Betty J. Brown, 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 Billy W. Brown and wife, Betty J. Brown, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21 st day of May, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas B. Gregory

Ann C. Gregory

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joanna Blackwell, *a Notary Public in and for said County and State,* Thomas B. Gregory and wife, Ann C. Gregory

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* 6 *day of* May, *19*70.

Joanna Blackwell
Notary Public

Commission expires 5/21/73

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 .....

Mail Jack A. Butler, Atty - Mail
1406 Nat'l Life Bldg
Nashville Tenn 37201
5-22-70

WARRANTY DEED

FROM
THOMAS B. GREGORY and wife,
ANN C. GREGORY
TO
~~BILLY W. BROWN and wife,~~
BETTY J. BROWN

MAY25'70	CONV	34,433.00			
MAY25'70	S'TAX		A*	89.44	
MAY25'70	PR'FEE		A*	.50	
MAY25'70	W'DEED		A*	3.00	* 92.94

A 78490

IDENTIF. REFERENCE

MAY 25 9 39 AH '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