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

WARRANTY DEED

BOOK 4428 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John W. Gallagher, Jo Ann	Murphree Mortgage Co.	Map 160-2
(NAME)	(NAME)	
904 Forest Acres Court	226 Third Ave., No.	Pat. 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn.	Nashville, Tennessee	n.a.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars,

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

CHARLES W. GREEN and wife, SARAH H. GREEN

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

JOHN W. GALLAGHER and wife, JO ANN GALLAGHER,

their ~~XXXXX~~ (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being lot No. 22 on the Plan of Forest Acres Subdivision, Section IV, as of record in Book 2331, page 156, Register's Office for said County.

Said lot No. 22 fronts 200.12 feet on the northerly side of Forest Acres Court and extends back between lines, measuring 254.73 feet on the easterly line and 253.43 feet on the westerly line, to a dead line in the rear, measuring 200 feet thereon.

Said property was devised to Charles W. Green by will of Jane Meredith Green, of record in Will Book 83, page 292, Probate Court for said County.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $29,500.00

Subscribed and sworn to before me, this the 29th day of June 1970.

Affiant

My commission expires: Oct. 30, 1973 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 904 Forest Acres Court, 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 John W. Gallagher and wife, Jo Ann Gallagher, their ~~XXXXXX~~, 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 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 John W. Gallagher and wife, Jo Ann Gallagher, their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 29th day of June, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Green

Sarah H. Green

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William L. Brooks *, a Notary Public in and for said County and State,* Charles W. Green and wife, Sarah H. Green *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 *this* 29th *day of* June, *19*70.

William L. Brooks
Notary Public

Commission expires Oct. 30, 1970

BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

CHARLES W. GREEN, et ux

TO

JOHN W. GALLAGHER, et ux

A 8 2 5 0 6

IDENTIF. REFERENCE

JUL 2 9 28 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
THOMAS, HALLIBURTON, PATTEN & FORTAS
122 Parkway Towers, Nashville, Tennessee

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

JUL-29 70	CONV	29,500.00				
JUL-29 70	S'TAX		A*	76.70		
JUL-29 70	PR'FEE		A*	.50		
JUL-29 70	W'DEED		A*	3.00	*	80.20