BOOK 4449 PAGE 307

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
300 Stahlman Bldg,
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph S. Scales, et ux	Dobson & Johnson, Inc.	Map 59-10
755 Rowan Drive (NAME)	1109 J. C. Bradford Bldg. (NAME)	Par. 14
Nashville, Tenn. 37207 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tenn. 37219 (STREET ADDRESS)	Parcel # 12D88000
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the agreement by the Grantees to assume and pay according to its terms an indebtedness in the amount of Twenty-Four Thousand, Five Hundred Forty-Five and 71/100 Dollars ($24,545.71), to the order of Dobson-Johnson, Inc., more fully described in and secured by a deed of trust of record in Book ___ Page ___, Register's Office Davidson County, Tenn. We, Maurice D. Gregory and wife, Josephine K. Gregory, Grantors, herein, *have bargained and sold, and by these presents do transfer and convey unto the said* Joseph S. Scales and wife, Jimmie N. Scales, Grantees, herein, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in Davidson County, Tennessee, being Lot No. One of the Resubdivision of Lot No. 192 on the plan of Haynes Manor, Section One of record in Book 3600, Page 85, and Lot One on the Plan of Royal Gardens Estate, Section One of record in Book 3700, Page 29, of record in Book 4060, Page 113, Register's Office for said County.
SAID Lot No. One fronts 89.17 feet on the southerly side of Rowan Drive and extends back 128.10 feet on the easterly line and 93.8 feet on the westerly line to a dead line measuring 86.26 feet thereon.
BEING the same property conveyed Maurice D. Gregory and wife, Josephine K. Gregory, by deed dated the 18th day of December, 1968, as recorded in Book 4299, Page 773, Register's Office for Davidson County, Tennessee.

NOTE: Sellers assign and set over unto the Buyers all their right, title and interest in and to all escrow accounts concerning the premises.

Please Type or Print
Unsatisfactory When Received

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their *heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* September, *19*70, *the said day and date.*

The actual consideration for this transfer or value of property (whichever is greater) is $28,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

or corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on

M. K. Rentfro

Sworn to and subscribed before me
this 30th day of ~~September~~, 1970
W. W. Williams ~~NOTARY PUBLIC~~

~~My commission expires:~~ Dep. Register

Maurice D. Gregory

Josephine K. Gregory

BOOK 4449 PAGE 308

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Maurice D. Gregory and wife, Josephine K. Gregory,

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 30th day of September, 19 70

Notary Public

Commission expires 2 Oct 1 1972

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.....

OCT-1 70 CONV 28,000.00
OCT-1 70 S'TAX A* 72.80
OCT-1 70 PR'FEE A* .50
OCT-1 70 W'DEED A* 3.00 * 76.30

WARRANTY DEED

FROM

Maurice D. Gregory, et ux

TO

Joseph S. Scales, et ux

A 9 1 7 8 8

IDENTIF. REFERENCE

OCT 1 3 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee

Mail to Stahlman Building