BOOK 4452 PAGE 175

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Floyd Drake (NAME)	Kimbrough-Kavanaugh & Asso. (NAME)	
492 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 133-11
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 61

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3807 page 386, Register's Office for Davidson County, Tennessee.

We, George A. Cregger and wife, Phyllis T. Cregger

have this day bargained and sold, and do hereby transfer and convey unto the said James Floyd Drake and wife, Margaret A. Drake their ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 77.04 feet on the northwesterly margin of Paragon Mills Road and runs back between lines 133.7 feet on the northeasterly line and 148.78 feet on the broken southwesterly line to a dead line on which it measures 53.93 feet.

Being the same property conveyed to George A. Cregger and wife, Phyllis T. Cregger by deed from Edward H. Pulley and wife, Margie L. Pulley of record in Book 3999, page 900, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,998.76

Subscribed and sworn to before me, this the 9th day of October, 1970

Affiant James Floyd Drake

My commission expires 3/7/74 (Affix Seal)

Notary Public Phyllis T. Kilmer

This is improved unimproved property, known as (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 Floyd Drake and wife, Margaret A. Drake their ~~XXXXX~~, 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Floyd Drake and wife, Margaret A. Drake, their ~~XXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 12 day of October, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X George A. Cregger

X Phyllis T. Cregger

This Instrument Was Prepared By

Philip Saindon (gh)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DA~~VIDSON~~ } Knox

Personally appeared before me, Catherine Laubon *, a Notary Public in and for said County and State,* George A. Cregger and wife, Phyllis T. Cregger

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~~ Knoxville *Tennessee this* 12 *day of* October *, 19* 70

Catherine Laubon *Notary Public*

Commission expires 4-21-71

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 .....

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

GEORGE A. CREGGER, ET UX

TO

JAMES FLOYD DRAKE, ET UX

A 9 3 1 1 1

IDENTIF. REFERENCE

OCT 15 8 29 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 15 70	CONV	21,998.76			
OCT 15 70	S'TAX		A*	57.20	
OCT 15 70	PR'FEE		A*	.50	
OCT 15 70	W'DEED		A*	3.00	* 60.70

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