Buyer - Gladys Mai Gregory
818½ Glencrest Ave
Nash. Tenn

Jas. Bell
Same

Mp 43-12
Pcl. 99
pw

BOOK 4199 PAGE 837

WHEREAS, John H. Gregory died intestate in Davidson County, Tennessee, the place of his legal residence on September 15, 1970 survived by his widow, Gladys Mai Gregory and two sons, Edmond Gregory and Bobby J. Gregory, his sole and only heirs at law and the said Edmond Gregory and Bobby J. Gregory desire to convey their interest in the land hereinafter described to their said mother in order to vest in her a fee simple title.

NOW, THEREFORE, THIS DEED OF CONVEYANCE, executed and delivered by Edmond Gregory and Bobby J. Gregory, hereinafter called the grantors, to Gladys Mai Gregory, hereinafter called the grantee;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, heirs and assigns, the following described tract of land situate in Davidson County, Tennessee:

Being Lot No. 26, Block "A" of an unrecorded plan of Myatt-Eagan Subdivision, said plan being a part of the Anderson Estates of record in Book 1130, page 37, Register's Office, and said lots of said unrecorded plan being described according to a survey made by Harvey Gee, Surveyor, dated August, 1946, as follows:

Beginning at a point on the westerly side of Vandiver Drive, said point being the common corner of Lots 26 and 27 of said subdivision, and said point being located 631.4 feet north of a monument located at the northwest corner of Old Hickory Boulevard and Vandiver Drive; thence westerly with the dividing line between lots Nos. 26 and 27, 139.1 feet to a point, said point being the common corner of Lots Nos. 16 and 26, 50 feet more or less to a point; thence Easterly with the dividing line between Lots 25, and 26, 127.2 feet to a point on the westerly margin of Vandiver Drive; thence Southerly with the westerly margin of Vandiver Drive, 50 feet to the point of beginning and being the land conveyed to John H. Gregory and Bobby J. Gregory by Nell W. Parrish in a deed of record in Deed Book 2927, page 429 in the office of the Register of Davidson County, Tennessee, and the said Bobby J. Gregory conveyed his undivided one-half interest in said land to John H. Gregory in a deed of record in Deed Book 2996, at page 311 in the office of the Register aforesaid.

RESTRICTIONS: This property being conveyed is subject to restrictions of record in Book 1224, page 86, in said Register's Office.

This deed was prepared by
George W. Yost, Attorney
Springfield, Tennessee

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, heirs and assigns, forever. The grantors covenant with the grantees, heirs and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

TAXES for the year 1971 are assumed by the grantee.

Dated at Westmoreland, Tennessee, this 14th day of January, 1971.

Edmond Gregory

Bobby J. Gregory

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, Dorothy B. Head, a Notary Public in and for said county and state, the within named, Bobby J. Gregory, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 14th day of January, 1971, at Springfield, Robertson County, Tennessee.

Notary Public

My commission expires: January 24, 1971.

STATE OF TENNESSEE,)
)
COUNTY OF Sumner.)

Personally appeared before me, Edmond Gregory, a Notary Public in and for said county and state, the within named, Edmond Gregory, the bargainor, with whom I am personally

acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 2nd day of January, 1971, at Westmoreland, Sumner County, Tennessee.

Notary Public

My commission expires: 4-3-72

STATE OF TENNESSEE,
DAVIDSON COUNTY.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $8000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 7th day of May 1971.

Register
Dep.

B 13886

IDENTIF. REFERENCE

MAY 7 10 34 AM '71

FEE $ ... DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

MAY-7[illegible]	CONV	*8,000.00			
MAY-7[illegible] S'TAX			A*	20.80	
MAY-7[illegible] PR'FEE			A*	.50	
MAY-7[illegible]	W'DEED		A*	4.50	* 25.80