This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
129 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC - 213222

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-8-21	Mr/Mrs Clyde V. Waynick	Security Federal Savings & Loan 5th and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-38778	1103 Brookmeade Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged

OCT22R	CONV	29,000.00			
OCT22RSTAX			A*	75.40	
OCT22RPRFEE			A*	.50	
OCT22R	WDEED		A*	4.00	* 79.90

JOHN H. EXTON and wife, JANET M. EXTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE V. WAYNICK and wife, MERRILL A. WAYNICK

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 10 feet of Lot No. 24 and all of Lot No. 25 on the Map of Duncanwood, as of record in Book 1424, page 139, described as follows: BEGINNING at a point on the westerly margin of Brookmeade Drive at the corner of Lots Nos. 25 and 26; thence with the line between said two lots, westwardly 200 feet to a point in the line between Lots Nos. 25, 26 and 31; thence with the line between Lots Nos. 25 and 31, southwardly 49.7 feet; thence eastwardly 54.5 feet to a post; thence southwardly 85.9 feet to a point; thence eastwardly 150.5 feet to the westerly margin of Brookmeade Drive; thence with said Drive, northwardly 135 feet to the point of beginning.

Being the same property conveyed to John H. Exton and wife, Janet M. Exton, by deed from E. D. Peeler, Jr., and wife, Joyce S. Peeler, as of record in Book 4135, page 502.

This conveyance is made subject to (1) restrictions of record in Book 1786, page 178; and (2) Provision contained in the deed from Ethel S. Monasco to E. D. Peeler, Jr., and wife, as of record in Book 3104, page 527.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except for 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of October, 19 71

Janet M. Exton
Janet M. Exton

John H. Exton
John H. Exton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4547 PAGE 302

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John H. Exton and wife, Janet M. Exton the 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, the 22nd day of October, 1971.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 29,000.00

Clyde V. Waynick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 71

MY COMMISSION EXPIRES: July 23, 1974. (APPIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
JOHN H. EXTON AND WIFE

TO
CLYDE V. WAYNICK AND WIFE

B 35225

IDENTIF. REFERENCE

OCT 22 2 30 PM '71

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public