BOOK 4757 PAGE 698

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence J. Abernethy (NAME)	SAME (NAME)	Map 147-13
453 Manley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 32
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	6D-36765

FOR AND IN CONSIDERATION of the sum of ($33,000.00)
THIRTY THREE THOUSAND AND NO/100----------
of which ($18,655.49) EIGHTEEN THOUSAND SIX HUNDRED FIFTY FIVE AND 49/100 *Dollars,* Dollars has been paid in cash by CLARENCE JENKINS ABERNETHY and wife, HAZEL R. ABERNETHY, hereinafter referred to as GRANTEES, and for the balance ($14,344.51) FOURTEEN THOUSAND THREE HUNDRED FORTY FOUR and NO/100 Dollars, the GRANTEES have agreed to assume and pay the principal balance of a note secured by a deed of trust of record in book 3349 page 161, Register's Office for Davidson County , Tennessee, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we HOLMES AMBROSE and wife, LAUREL D. AMBROSE, GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said GRANTEES : their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot #1066 Brentwood Hall, Section 14, on the Plan of Brentwood Hall, as of record in Book 2663, page 129, Register's Office for said County.

Said Lot No. 1066 fronts 128.4 feet on the southerly side of Manley Drive, and extends back 120.9 feet on the westerly line and 203 feet on the easterly line, to a dead line in the rear on which it measures 128.3 feet.

Being the same property conveyed to Holmes Ambrose and wife, Laurel D. Ambrose, by deed from Ray E Garrett and wife, Ruth Garrett of record in Book 3338, page 411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions recorded in Book 1788, page 143, in Book 2396, page 523, in Book 2905, page 287; and to the easements and limitations shown on the Map of record in Book 2663, page 129, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 22nd day of October 19 73

Affiant

My commission expires: July 31, 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 453 Manley Drive, 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 GRANTEES THEIR *(successors), 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 for the hereinabove mentioned deed of trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this twenty second *day of* October, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
809 Nashville City Bank and
Trust Bldg.
Nashville, Tennessee 37201

Holmes Ambrose
Laurel D. Ambrose

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah L. Nichols, *a Notary Public in and for said County and State,* Holmes Ambrose and Laurel D. Ambrose

the within named bargainor. S, *with whom I am personally acquainted, and who acknowledged that* they S *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* October, *19*73.

Sarah L. Nichols, *Notary Public*

Commission expires July 31, 1974

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

Holmes Ambrose et ux

TO

Clarence J. Abernethy et ux

028781

IDENTIF. REFERENCE

OCT 23 2 03 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT23	CONV	33,000.00				
OCT23	S'TAX		A*	85.80		
OCT23	P&'FEE		A*	.50		
OCT23	W'DEED		A*	4.00	*	90.30

Compliments of

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