WARRANTY DEED

BOOK 4788 PAGE 207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leonard Ray Gregory	Commerce Union Bank	Map 91-9
(NAME) 5912 Deal Avenue	Mortgage Division P. O. Box 60387	#127
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37206	8DA-22445
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Commerce Union Bank and secured by a Deed of Trust of record in Book 4115, page 664, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

HOMER LEE ANDERSON and wife, PEGGY JEAN ANDERSON

have this day bargained and sold, and do hereby transfer and convey unto the said

LEONARD RAY GREGORY and wife, BARBARA ANN GREGORY

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of the east 50 feet of Lot No. 48 on the Plan of T. M. Nall's Subdivision, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 48 fronts 50.0 feet on the northerly margin of Deal Avenue and runs back between lines measuring 177 feet, more or less, on the easterly line and 177 feet, more or less, on the westerly line to a dead line in the rear measuring 51 feet, more or less, thereon.

Being the same property conveyed to Homer Lee Anderson and wife, Peggy Jean Anderson by deed from William Peek and wife, Evelyn Peek of record in Book 4713, page 425, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,678.86

Subscribed and sworn to before me, this the 12th day of February 1974

Affiant: Leonard R. Gregory

My commission expires 4/27/77 (Affix Seal)

Notary Public: Gail Pigg

This is improved ( ) unimproved (X) property, known as 5912 Deal Avenue, 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

LEONARD RAY GREGORY and wife, BARBARA ANN GREGORY

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 1974 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LEONARD RAY GREGORY and wife, BARBARA ANN GREGORY

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* February, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Homer Lee Anderson
Homer Lee Anderson

Peggy Jean Anderson
Peggy Jean Anderson

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TEN[illegible]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Homer Lee Anderson and wife, Peggy Jean Anderson

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 12th day of February, 19 74.

Gail Pigg
Notary Public

My Commission expires 4/27/77

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 _____

FEB 13 74 CONV *8,678.86
FEB 13 74 S TAX A* 22.62
FEB 13 74 PR FEE A* .50
FEB 13 74 W DEED A* 4.00 * 27.12

C 4 1 9 2 2

IDENTIF. REFERENCE

FEB 13 3 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Homer Lee Anderson et ux

TO
Leonard Ray Gregory et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg