This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tenn.

mail to

WARRANTY DEED

BOOK 4825 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eli M. Gammons, Jr.,et ux (NAME:)	National Mortgage Co. (NAME:)	Map 53-16
103 Iris Drive (STREET ADDRESS OR ROUTE NUMBER)	1005 Murfreesboro Road (STREET ADDRESS)	Par. 50
Old Hickory, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

---------- Ten ($10.00) and no/100---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I

JUN 17	CONV	18,500.00			
JUN 17	S'TAX		A*	48.10	
JUN 17	PR'FEE		A*	.50	
JUN 17	W'DEED		A*	8.00	* 56.60

RACHEL BARRETT *have bargained and sold, and by these presents do transfer and convey unto the said* Eli M. Gammons, Jr. and wife, Annie H. Gammons their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot 20 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of the property conveyed to Thomas W. Walker and wife, by deed from Harry J. Keller and wife, of record in Book 1540, page 593, said Register's Office; thence with Walker's southwesterly line southeasterly 221 ft.; thence southwestwardly 92-1/2 ft. to a point 200 ft. northeast of the northeasterly margin of Old Hickory Boulevard; thence northwesterly and parallel with same, 221 ft. to the southeast corner of the property conveyed to Rupert Lee Denny by deed from Laura B. Cassety and husband of record in Book 1110, page 234, said Register's Office; thence with Denny's southeasterly line northeastwardly 92-1/2 ft. to the beginning, including but excluding therefrom a 50 ft. right of way used for roadway purposes. Together with an easement for a 50 ft. roadway extending from the southerly line of premises to the northerly margin of Old Hickory Boulevard and rights with reference thereto, as set out in a deed of record in Book 946, page 128, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 946, page 128, said Register's Office (created prior to February 15, 1950) which do not contain a reverter clause, and subject to an

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Affiant

Subscribed and sworn to before me, this the 13 day of June 1974

Notary Public

My commission expires: 4-26-75 (Affix Seal)

easement for a road of record in Book 917, page 205, Register's Office for Davidson County, Tennessee and also subject to all applicable Metropolitan Government planning and zoning regulations.

Being the same property conveyed to Rachel Barrett, by deed from John W. Cox and wife, Ray B. Cox, of record in Book 4628, page 508, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 103 Iris Drive, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eli M. Gammons, Jr. and wife, Annie H. Gammons *heirs and assigns, forever.*

And I *do covenant with the said* Eli M. Gammons, Jr. and wife, Annie H. Gammons *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as shown.

And I, Rachel Barrett *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Eli M. Gammons, Jr. and wife, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 13th *day of* June, *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.*

Rachel Barrett

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Barrett

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of [illegible], 1974.

Helen M. Blue, Notary Public.

Commission Expires 4-26-75

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of, 19

, Notary Public.

Commission Expires

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

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IDENTIF. REFERENCE

JUN 17 9 05 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Rachel Barrett

TO

Eli M. Gammons, Jr., et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208