THIS INSTRUMENT PREPARED BY
J. C. McMURTRY, ATTORNEY AT LAW
Gallatin, Tennessee

60-15
75
pw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND DOLLARS ($10,000.00) cash in hand received and for the further consideration of the assumption of the first mortgage due the Guaranty Mortgage Company and recorded in Trust Deed Book _____, Page _____, in the Register's Office of Davidson County, Tennessee and for the further agreement of the assumption of a second mortgage due the Associates Capital Corporation. Said Trust Deed being dated December 20, 1973 and recorded in Trust Deed Book _____, Page _____, in the Register's Office of Davidson County, Tennessee, to which further reference may be had, WE, CLARENCE W. GREGORY and wife, OPALLE MARIE GREGORY; and CLARENCE E. GREEN and wife, CARLENE COOK GREEN, have this day bargained and sold and do hereby transfer and convey to MARGARET C. HALE, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING PART of Lot # 12 of the Subdivision of the Lenk-Hart Property, as of record in Plat Book 421, Page 16, Register's Office for said county, and described according to a survey made by Wayne S. Cooper, Sr., Surveyor, dated August 25,26, 1970 as follows:

SAID PART of Lot # 12 begins at an iron pin in the north margin of Lemuel Road, said pin being 737 feet westerly from the intersection of Lemuel Road and Dickerson Road; thence N. 12 deg. 30' E. 274.0 feet to an iron pin in the corner fence; thence N. 7 deg. 20' W. 145.0 feet to a point; thence N. 17 deg. 30' W. 560.0 feet to an iron pin in the south margin of a 10-foot alley; thence N. 89 deg. 30' W. 21 feet to a point in the south margin of said alley; thence S. 4 deg. 30' W. 819.0 feet to a point in the north margin of Lemuel Road; thence following the north margin of said Lemuel Road S. 64 deg. 08' E. 250.0 feet to the point of beginning.

BEING THE same property conveyed to Clarence W. Gregory and wife, Opalle Marie Gregory and Clarence E. Green and wife, Carlene Cook Green, of record in Book 4449, Page 396 in said Register's Office.

BEING ALSO the same property on which the two deeds of trust have been executed as mentioned in the preceding paragraphs.

THIS IS IMPROVED PROPERTY, KNOWN AS 135 LEMUEL ROAD, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MARGARET C. HALE, her successors, heirs and assigns forever, WE covenent 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.

WE FURTHER COVENANT and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said MARGARET C. HALE, her successors, heirs and assigns, against the lawful claims ofall persons whomsoever.

WITNESS OUR HANDs, this the 17 day of July, 1974.

Clarence W. Gregory
CLARENCE W. GREGORY

Opalle Marie Gregory
OPALLE MARIE GREGORY

Clarence E. Green
CLARENCE E. GREEN

Carlene Cook Green
CARLENE COOK GREEN

Buyer
SEND TAX BILLS TO:

Mrs. Margaret C. Hale
4840 Jonquil Drive
Nashvile, Tenn. 37201

JUL 17	CONV	23,500.00			
JUL 17 S'TAX			A*	61.10	
JUL 17 PR'FEE			A*	.50	
JUL 17	W'DEED		A*	6.00	* 67.60

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, [signature], a Notary Public in and for said County and State, CLARENCE W. GREGORY, and wife, OPALLE MARIE GREGORY; and CLARENCE E. GREEN, and wife, CARLENE COOK GREEN, the within named bargainors, 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 17 day of July, 1974.

[signature]
NOTARY PUBLIC

My Commission Expires: May 10-1975

STATE OF TENNESSEE)
: ss.
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is ($23,500.00) Twenty-three Thousand, five Hundred Dollars.

Margaret C. Hall
AFFIANT

[signature]
NOTARY PUBLIC

My Commission Expires:
May 10-1975

FOENTIF. REFERENCE
JUL 17 3 00 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C 6 3 3 6 0