BOOK 4958 PAGE 802

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS (NAME) | SEND TAX BILLS TO (NAME) | MAP PARCEL NUMBERS |
|---|---|---|
| Ellis B. Gregory and Gary A. McNew | Same | 134 |
| 4200 Nolensville Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | #155 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 5DU 6320 |

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

REESE L. SMITH, JR. and wife, MARCELLA V. SMITH

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

ELLIS B. GREGORY and GARY A. McNEW

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Travellers Inn Subdivision of record in Book 4885, page 57, said Register's Office, to which reference is here made for a more complete description.

Being part of the same property conveyed to Reese L. Smith, Jr. by deed from Carson C. Driver, Jr., Trustee, with full power to sell, mortgage, transfer or convey without the joinder of any beneficiary, of record in Book 4770, page 570, Register's Office for Davidson County, Tennessee.

However, Grantor retains unto himself, his heirs, and assigns, a permanent easement, running with the land, being 10' x 10' in size, said 10' x 10' located within an area 10' x 25' in size, said 10' x 25' beginning at the northwesterly corner of the subject property and extending southward with proposed Travellers Inn Drive a distance of 25'. Said easement is for the purpose of erecting and maintaining lighted directional signs for business ventures of seller or his assigns.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 140,000.00

Subscribed and sworn to before me, this the 19th day of September, 19 75

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

Affiant

Notary Public

This is improved real property, known as (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

ELLIS B. GREGORY and GARY A. McNEW

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 1975 taxes, plan of record in BK.4885, p.57 and easement of record in BK.4928,p.840, said register's office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ELLIS B. GREGORY and GARY A. McNEW

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

Witness our hand S this 19th day of September, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Reese L. Smith, Jr.

Marcella V. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Reese L. Smith, Jr. and wife, Marcella V. Smith

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 19th day of September, 19 75.

Gail Pigg
Notary Public

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.....

WARRANTY DEED

FROM

Reese L. Smith, Jr.

TO

Billie B. Gregory and
Gary A. McNew

D 18621

CROSS REFERENCE

Oct 6 10 38 AM '75

REGISTER

Compliments of

Return to Gail Pigg

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| OCT-6 75 | CONV | 90,000.00 | | | |
| OCT-6 75 | CONV | 50,000.00 | | | |
| OCT-6 75 | S'TAX | | A* | 364.00 | |
| OCT-6 75 | PR'FEE | | A* | .50 | |
| OCT-6 75 | W'DEED | | A* | 4.00 | * 368.50 |