WARRANTY DEED

BOOK 4985 PAGE 21

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Regan Green et al.	Same	Map 118-3
% Robert A. Green (NAME)	(NAME)	Parcel 61
5380 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of ~~XXXXX~~ the love and affection we have for our children, James Regan Green and Roberta Green Wheeler, we, Robert A. Green and wife, ~~XXXXX~~ Mary R. Green

~~XXXXXXXXXXXXXXXXXXXX~~ do hereby transfer and convey unto the said James Regan Green and Roberta Green Wheeler, as tenants in common, their heirs and assigns, an undivided 1/16th interest each, in and to ~~XXXXXXXXXXXXXXXXXX~~ certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 6 on the Plan of Bransford Industrial Park,of record in book 4460, page 33, R.O.D.C.,Tenn. described as follows: BEGINNING at a point in the northerly margin of Ligon Drive, between lots Nos. 6 and 7; thence with a line between lots Nos. 6 and 7 and part of the westerly line of lot No. 8, 177.04 feet to a point at the southeast corner of lot No.5; thence westerly with the line between lots Nos. 5 and 6, 138.81 feet to a point in the easterly margin of Bransford Avenue; thence with said margin of Bransford Avenue, southerly 135.42 feet to a point,the beginning of a curve with a radius of 25 feet;thence southeasterly around said curve 39.27 feet to a point in the northerly margin of Ligon Drive; thence with said margin of Ligon Drive, easterly 139.35 feet to the point of beginning.
Being the same property conveyed to Robert A. Green by deed from Travis Brothers, Inc. of record in book 4728, page 484, said R. O. and by deed of F. Murray Parker Builders, Inc. of record in book 4728, page 488, said R. O.
The above property is conveyed expressly subject to: (1) The plan of record in book 4460, page 33, said R.O. shows: an owner's certificate, a 15 foot minimum building setback line from Ligon Drive, a 30 foot utility easement and setback line from Bransford Avenue; a 10-foot drainage and public utility easement along the easterly line and the northerly line, in which there is located sewer lines and manholes, and a 5x25 foot utility anchor easement at the S.W.corner of said lot, at Bransford Ave. (2) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville & Davidson County, of record in book 3880, page 85, said R.O. and shown running along the westerly line of said lot or plan of record in book 4460, page 33, said R. O.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 2nd day of January 19 76

Affiant

My commission expires: 1/26/77

(Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 2596 Bransford 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 James Regan Green and Roberta Green Wheeler, as tenants in common, their ~~XXXXXXXX~~ 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 as above set out, and property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Regan Green and Roberta Green Wheeler,their ~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand this 2nd day of January 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert A. Green

Mary R. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Ross Cheshire, Jr., a Notary Public in and for said County and State, Robert A. Green and wife, Mary R. Green

the within named bargainorS with whom I am personally acquainted, and who acknowledged that they executed the within instrumen[t] for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 19 76

J. Ross Cheshire, Jr. Notary Public

My commission expires 1/26/77

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 .....

JAN-5 76	CONV	12,000.00			
JAN-5 76	S'TAX		B*	31.20	
JAN-5 76	PR'FEE		B*	.50	
JAN-5 76	W'DEED		B*	4.00	* 35.70

WARRANTY DEED

FROM
Robert A. Green et ux.

TO
James Regan Green et al.

D 30643

IDENTIFICATION REFERENCE

JAN 5 8 29 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This deed prepared by
J. Ross Cheshire, Jr.
Attorney
Box 15202, Nashville, Tn. 37215