This instrument prepared by: Frank P. Reynolds, Attorney
507 American Trust Building
Nashville TN 37201

4996 PAGE 857 WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie L. Greer (NAME)	SAME (NAME)	
1609 - 22nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 81-11
Nashville Tn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 419

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 -------- ($10.00) ------
cash in hand paid, and other good and valuable consideration, *Dollars,*
the receipt of which is hereby acknowledged,

I, George Payne Lofton McCool, an unmarried person,

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

Willie L. Greer and wife, Peggy J. Greer,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 191 in D. T. McGavock and others Addition to the City of Nashville, Tennessee, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.
BEGINNING on the southerly margin of Buchanan Street at the northeasterly line of Willie Greer's property recorded in Book 4926, page 12, RODC Tn; thence along the southerly margin of Buchanan Street easterly 48 feet to a 16-foot alley; thence southerly with the easterly line of said alley 105 feet to a point; thence westerly 43 feet to the southerly line of Greer's property; thence northerly with the Greer line to Buchanan Street, the point of beginning.
Being part of the same property left by Will to Mary L. McCool from Kelly McCool, as of record in Will Book 79, page 343, Probate Court of Davidson County, Tennessee, probated October 6, 1963, and left to George Payne Lofton McCool by Will of Mary L. McCool, of record in Will Book 112, page 176, Probate Court of Davidson County, Tennessee, probated December 27, 1974.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 23 day of January 19 76

Affiant

My commission expires: (illegible) 27, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1207 Buchanan Street, Nashville TN (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

Willie L. Greer and wife, Peggy J. Greer,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Willie L. Greer and wife, Peggy J. Greer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 23rd 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.

BOOK 4996 PAGE 858

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George Payne Lofton McCool, *a Notary Public in and for said County and State,*

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

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* January, *1976.*

Commission expires July 27, 1977

Notary Public

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*.....

Commission expires .....

.....*Notary Public*

WARRANTY DEED

FROM

GEORGE PAYNE LOFTON McCOOL

TO

WILLIE L. GREER et ux

D 36076

IDENTIF. REFERENCE

FEB 13 1 57 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

FEB 13 76	CONV	19,000.00			
FEB 13 76	S'TAX		3*	46.80	
FEB 13 76	R'TEE		3*	.50	
FEB 13 76	W'DEED		3*	4.00	* 51.30