This instrument prepared by:
James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 4997 PAGE 450

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward L. Lessard	First Federal Savings & Loan Assn.	Map 136-7
(NAME)	(NAME)	
105 Timber Ridge Drive	236 4th Avenue North	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Edward L. Lessard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Edward L. Lessard has assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $34,200.00, secured by deed of trust in Book 4756, page 909, Register's Office for Davidson County, Tennessee.

We, Allen H. Greulich and wife, Nelle Y. Greulich

have this day bargained and sold, and do hereby transfer and convey unto the said Edward L. Lessard

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

Land in Davidson County, Tennessee, being Lot No. 46 on the Plat of Priest Lake Park, Section II, of record in Plat Book 4175, page 57, Register's Office for said County.
Said Lot 46 fronts 96.0 feet on the North margin of Timber Ridge Drive and extends back between parallel lines 140.82 feet to a line on the rear.

Being the same property conveyed to Allen H. Greulich and wife, Nelle Y. Greulich, by deed from Robert S. Hobbs and wife, Betty F. Hobbs, of record in Book 4756, page 907, Register's Office for said County.

This conveyance is subject to a ten-foot easement for public utilities along the south line of said lot, a 5-foot utility and drainage easement along the east and west lines of said lot, a 30-foot setback line from Timber Ridge Drive, and conditions of owner's certificate, as shown on plan of record in Book 4175, page 57, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 4317, page 17, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 17th day of February 19 76

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 105 Timber Ridge Drive (House Number) (Street) Nashville, Tennessee 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 Edward L. Lessard

his *(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 Taxes for 1976 which are prorated and assumed by the purchaser, and as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward L. Lessard

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

Witness our hands this 16th day of February, 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.

Allen H. Greulich

Nelle Y. Greulich

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jane J Clough, a Notary Public in and for said County and State, Allen H. Greulich and wife, Nelle Y. Greulich

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 16th day of February, 19 76.

Jane J Clough Notary Public

Commission expires Aug. 13, 1978

JANE J. CLOUGH NOTARY PUBLIC DAVIDSON COUNTY

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.....

FEB17 76 CONV 41,500.00
FEB17 76 S'TAX B* 107.90
FEB17 76 PR'FEE B* .50
FEB17 76 W'DEED B* 4.00 * 112.40

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37237

WARRANTY DEED

FROM
Allen H. Greulich, et ux

TO
Edward L. Lessard

D 36376

IDENTIF. REFERENCE

FEB 17 3 34 PH '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238