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

BOOK 4997 PAGE 452

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Wade Legate et ux	SAME	Map 160-3
(NAME)	(NAME)	
5309 Brentview Hills Court		Parcel 132
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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 Joe Wade Legate and wife, Martha J. Legate and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Joe E. Fichter and wife, Carol S. Fichter,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Wade Legate and wife, Martha J. Legate

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section V, Brentview Hills, as of record in Book 3842, page 260, Register's Office for said County.
Said Lot No. 13 fronts 120 feet on the west side of Brentview Hills Court, and extends back 203.79 feet on the north line and 155 feet on the south line to a dead line in the rear on which it measures 129.59 feet.

Being the same property conveyed to Joe E. Fichter and wife, Carol S. Fichter, by deed from Claude Dunn Construction Company, Inc., of record in Book 4414, page 8, Register's Office for said County.

Said conveyance is subject to a ten-foot easement along the rear line of public utilities and drainage, a 40-foot setback line from Brentview Hills Court, and conditions of owner's certificate, as shown on plan of record in Book 3842, page 260, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in instrument of record in Book 4401, page 813, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 54,000.00

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

Affiant Joe Wade Legate

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

Notary Public Mary Evans

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 5309 Brentview Hills Court (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
Joe Wade Legate and wife, Martha J. Legate
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 1976 taxes which are prorated and assumed by the grantees, 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* Joe Wade Legate and wife, Martha J. Legate
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th *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.*

Joe E. Fichter

Carol S. Fichter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Joe E. Fichter and wife, Carol S. Fichter

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 17th day of February, 1976

Mary Emery
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC AT LARGE

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.....

PLEASE RETURN TO
CHICAGO TITLE INSURANCE CO.
First American Center
Nashville, Tennessee 2283/5

WARRANTY DEED

FROM
Joe E. Fichter, et ux

TO
Joe Wade Legate, et ux

D 36377

IDENTIF. REFERENCE

FEB 17 3 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4681
NASHVILLE, TENNESSEE 37238

FEB 17 76	CONV	54,000.00			
FEB 17 76 S'TAX			B*	140.40	
FEB 17 76 PR'FEE			B*	.50	
FEB 17 76	W'DEED		B*	4.00	* 144.90