BOOK 5016 PAGE 856

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilmore M. Sanes, Jr. and wife, Flora R. Sanes	Fidelity Federal Savings	25
(NAME: Rt One Box 115-C	& Loan Association 401 Union	#56
(STREET ADDRESS OR ROUTE/NUMBER) Dickerson Pike Goodlettsville (CITY) (P. O. ZONE) Kentucky (STATE)	(STREET ADDRESS) Nashville, Tennessee (CITY) (ZONE) (STATE)	#17043

42262

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, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association, and secured by a deed of trust of record in Book 3654, page 389, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

RAYFORD E. BUSBY and wife, RUTH F. BUSBY

have bargained and sold, and by these presents do transfer and convey unto the said their GILMORE M. SANES, JR. and wife, FLORA R. SANES *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being described according to a survey by A & A Engineers, Inc., dated April 3, 1976, Job No. 760-76, as follows:

Beginning with a concrete monument located in the western right-of-way margin of Rawls Drive and the northern line of the Ranchwood Estates, Section Three; thence with the northern line of Ranchwood Estates, Section Three S 83°46'36"W 449.06 feet to an iron pin; thence N4°28'00"E 545.97 feet to an iron pin; thence S87°30'59"E 426.22 feet to an iron pin; thence S2°37'53"W 477.66 feet to the point of beginning, containing 5.10 acres, more or less.

Being part of the same property conveyed to Rayford E. Busby and wife, Ruth F. Busby, by deed from Donald R. Dunning, et al, of record in Book 3405, page 296, Register's Office for Davidson County, Tennessee.

Also conveyed herewith is a perpetual easement running with the land for the right of ingress and egress over and across the hereinafter described property:

Beginning with a concrete monument located in the western right-of-way margin of Rawls Drive and the northern line of the Ranchwood Estates, Section Three; thence N2°37'53"E 477.66 feet to an iron pin; thence S87°30'59" East a distance of approximately 50 feet to an iron pin in the westerly margin of the Goodlettsville Men's Club, Inc. property; thence S3°19'12"W 470.52 feet to an iron pin;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is, $ 75,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of April 19 76

Notary Public

My commission expires: 4/27/77

(Affix Seal)

thence S83° 46'W 45 feet to the point of beginning, said area being used as an extension of Rawls Drive into a 14.86 acre tract owned by grantor. This easement for the right of ingress and egress is a perpetual easement granted to the grantee herein their heirs and assigns forever. The 50-foot strip above set forth shall be used jointly for the right of ingress and egress with the owner or owners of the 14.86 acre tract presently owned by grantor herein and immediately adjacent to and behind the 5.10 acre tract conveyed herewith

unimproved ( )
This is improved (X) property, known as 301 Rose Hill Drive, Goodlettsville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GILMORE M. SANES, JR. and wife, FLORA R. SANES their *heirs and assigns, forever.*

And we *do covenant with the said* GILMORE M. SANES, JR. and wife, FLORA R. SANES *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered* except for 1976 taxes, easement of record in BK.1163,p.403; deed of trust of record in BK.3564,p. 389.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* GILMORE M. SANES, JR. and wife, FLORA R. SANES their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 15th *day of* April, *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.*

Rayford E. Busby
Rayford E. Busby

Ruth F. Busby
Ruth F. Busby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* Rayford E. Busby and wife, Ruth F. Busby

*the 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* 15th *day of* April, *19* 76

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77

NOTARY PUBLIC STATE OF TENNESSEE GAIL PIGG

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

APR 20 76	CONV	75,500.00			
APR 20 76 S'TAX			B* 196.30		
APR 20 76 PR'FEE			B* .50		
APR 20 76	W'DEED		B* 8.00	*	204.80

WARRANTY DEED

FROM

Rayford E. Busby et ux

TO

Gilmore M. Sanes, Jr. et ux

D 45369

IDENTIF. REFERENCE

APR 20 10 48 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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