Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5025 PAGE 426 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herschel Gaddes et ux	First American National Bank	
(NAME) 617 Lake Terrace Drive	c/o Security Mortgage Co. 10th Floor	136-H
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(NAME) First American Center Nash. Tenn. 37238	67
(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 and other good and valuable consideration, the receipt of which is hereby acknowledged.

K & W, Inc.

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

Herschel Gaddes and wife, Margaret R. Gaddes, their

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

LAND in the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 145 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for said County, described as follows:

SAID Lot No. 145 fronts 90.19 feet, more or less, on the westerly margin of Lake Terrace Drive and extends back 216.39 feet, more or less, on the northerly line, and 198.08 feet, more or less, on the southerly line, to a line on the rear on which it measures 103.71 feet, more or less.

BEING part of the same property conveyed to K & W, Inc. by deed from J. Melvin Jones and wife, Hazel Jones of record in Book 4647, page 244; by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240, and by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4633, page 236, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,250.00

Subscribed and sworn to before me, this the 16th day of May, 1976

Affiant

My commission expires: Jan. 21, 1979 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 617 Lake Terrace Drive, 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

Herschel Gaddes and wife, Margaret R. Gaddes, their

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

It *further covenant and bind* itself/its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 16 *day of* May, 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.*

K & W, Inc.

By: W. Russell Ballow, Jr., Vice President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Steven C. Cavnar *, a Notary Public of the State and County aforesaid, personally appeared* H. Ray Williams *, with whom I am personally acquainted, and who, upon oath, acknowledged* self to be SEC. TREAS. *of the* K & W, Inc. *, the within named bargainor, a corporation, and that* he as such SEC. TREAS *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself as SEC. TREAS.

Witness my hand and seal, at office in Nashville, Tenn. *, this* 10th *day of* May *, 19* 76

Steven C. Cavnar *Notary Public*

Commission expires Jan. 21, 1979

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MAY 14 76	CONV	48,250.00			
MAY 14 76	S'TAX		B*	125.32	
MAY 14 76	PR'FEE		B*	.50	
MAY 14 76	W'DEED		B*	4.00	* 129.82

WARRANTY DEED

FROM K & W, INC. TO HERSCHEL GADDES ET UX

D 49272

IDENTIFICATION REFERENCE

MAY 14 1 41 PM '76

REGISTER DAVIDSON CO. TENN.

Compliments of

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

File Grantee copy