INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

BOOK 5026 PAGE 53

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
28-0-73	Mr/Mrs Albert E. Gregory	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-45855	Grays Point Road	PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY17?? CONV 11,500.00

MAY17??S'TAX B* 29.90

MAY17??PR'FEE B* .50

MAY17?? W'DEED B* 4.00 * 34.40

JAMES ALFORD and wife, DELORES ALFORD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALBERT E. GREGORY and wife, BETTY J. GREGORY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, described partially according to a survey by L. R. Nefford, Jr., dated March 21, 1967, as follows: BEGINNING at a point in the center of Grays Point Road at the northeast corner of the property conveyed to M. E. Spruill as of record in Book 3761, page 337; thence north 88 degrees west 661 feet to a point; thence north 29 degrees 2 minutes east 410.5 feet to a point in Evans south line; thence south 19 degrees 10 minutes east 672.2 feet to a point in the west margin of Grays Point Road; thence south 1 degree 26 minutes west 45.48 feet to a point; thence continuing with the margin of Grays Point Road, south 7 degrees 20 minutes east 150 feet to the point of beginning.

Being part of the property conveyed to James Alford and wife, Delores Alford, by deed from Russell M. Evans and wife, Mildred S. Evans, as of record in Book 4820, page 173.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of May 1976.

James Alford
James Alford

Delores Alford
Delores Alford

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas H. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Alford and wife, Delores Alford 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, the 13th day of May, 1976.

Douglas H. Brace
Notary Public

My commission expires: 4-23-78

NOTARY PUBLIC ★ DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY

D 49557

IDENTIF. REFERENCE

MAY 17 3 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DHB:mas

FROM
JAMES ALFORD AND WIFE

TO
ALBERT E. GREGORY AND WIFE

Return to: KELLEY, HERBERT & CRAWFORD
ORTALE
23rd Flr. L & C. Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

_____
Notary Public

My commission expires: _____