Book 4946
Page 537

BOOK 5029 PAGE 946

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph M. Danielson and wife, Jacqueline	First Federal Savings & Loan Association (NAME)	Map 142-14
721 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Parcel 103
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Q E

Mail

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, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4946, page 537, Register's Office for Davidson County, Tennessee.

We, Paul T. Martin, Jr. and wife, Susan M. Martin

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph M. Danielson and wife, Jacqueline, their

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

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 300 on the Plat of Harpeth Valley Park, Sec. 3, and a resubdivision of Lot 246, Harpeth Valley Park, Sec. 2, of record in Plat Book 4175, page 15, said Register's Office.

Said Lot No. 300 fronts 116.4 feet on the east margin of Myhr Drive and extends back 190.2 feet on the South line, and 149.0 feet on the North line, to a line on the rear on which it measures 94.0 feet.

Being the same property conveyed to Paul T. Martin, Jr. and wife, Susan M. Martin by deed from Larry J. McCulloch and wife, Patricia C. McCulloch of record in Book 4946, page 535, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.
(2) Restrictions of record in Book 3857, page 858, made applicable to Section III, by instrument of record in Book 4237, page 179, said Register's Office.
(3) Recorded plan shows an Owner's Certificate, a 30-foot setback line

*cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $44,000

Subscribed and sworn to before me, this the 24th day of May 1976

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 721 Myhr Drive, Nashville, Tennessee 37221
(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 Ralph M. Danielson and wife, Jacqueline, 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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph M. Danielson and wife, Jacqueline Danielson, their

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

Witness our hands this 24th day of May 1976 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul T. Martin, Jr.

Susan M. Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Randell B. Hutton, a Notary Public in and for said County and State, Paul T. Martin, Jr. and wife, Susan M. Martin

the within named bargainor, 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 Pulaski, Tennessee this 24 day of May, 1976.

Randell B. Hutton
Notary Public

Commission expires 4-24-78

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.....

(*cont.)
from Myhr Drive, which has not been violated, and a 10-foot easement for public utilities and drainage along the north and rear lines of said lot, and a utility anchor easement 2.5 x 25 feet, located on the southwest corner of said lot.
(4) Deed of Trust of record in Book 4946, page 537, Register's Office for Davidson County, Tennessee.

MAY28'76	CONV	44,000.00			
MAY28'76	S'TAX		B*	114.40	
MAY28'76	PR'FEE		B*	.50	
MAY28'76	W'DEED		B*	4.00	* 118.90

WARRANTY DEED

FROM
Paul T. Martin, Jr., and wife
Susan M. Martin

TO
Ralph M. Danielson and wife
Jacqueline Danielson

D 51303

IDENTIF. REFERENCE

MAY 28 12 19 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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