BOOK 5039 PAGE 658

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Fahey and wife Patricia T. Fahey 753 Goodpasture Terrace Nashville, Tennessee 37221	Guaranty Mortgage Company First American Center Nashville, Tennessee 37237	Map 156-2 Parcel 63

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 4604, page 911, Register's Office for Davidson County, Tennessee.

We, Jose E. Ortiz and wife, Elizabeth Jane Ortiz

have this day bargained and sold, and do hereby transfer and convey unto the said Michael J. Fahey and wife, Patricia T. Fahey, their

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

Being Lot No. 344 on the Plan of Sec. III, Harpeth Valley Park, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 344 fronts 87.1 feet on the easterly side of Goodpasture Terrace, and extends back 199.5 feet on the northerly line and 202.2 feet on the southerly line, to a dead line in the rear, which is a broken line measuring 106.7 feet thereon.

Being the same property conveyed to Jose E. Ortiz and wife, Elizabeth Jane Ortiz by deed from Randolph C. Lumb and wife, Jesslyn N. Lumb, recorded in Book 4604, page 909, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 Taxes to be prorated and assumed by Grantees
(2) Ten-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, 30-foot building set-back line from Goodpasture Terrace, and conditions of owner's certificate as shown on plan of record in Book 4175, page 15, Register's Office for Davidson County.
*(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000

Subscribed and sworn to before me, this the 25th day of June 1976

Affiant

My commission expires: My Commission Expires August 15, 1979

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 753 Goodpasture Terrace, 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 Michael J. Fahey and wife, Patricia T. Fahey, 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

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

Witness our hands this 25th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jose E. Ortiz

Elizabeth Jane Ortiz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR., a Notary Public in and for said County and State, Jose E. Ortiz and wife, Elizabeth Jane Ortiz

the within named 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 this 25th day of June, 1976

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF Tennessee

Notary Public

Commission expires My Commission Expires August 15, 1979

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.)

(3) Restrictive covenants contained in an instrument of record in Book 3857, page 858, Register's Office for Davidson County, Tennessee, made applicable to the land in question by instrument of record in Book 4237, page 179, Register's Office for said County.
(4) Deed of Trust of record in Book 4604, page 911, Register's Office for Davidson County, Tennessee.

JUN 28 76	CONV	62,000.00			
JUN 28 76 S'TAX			B*	161.20	
JUN 28 76 PR'FEE			B*	.50	
JUN 28 76	W'DEED		B*	4.00	* 165.70

WARRANTY DEED

FROM
Jose E. Ortiz and wife,
Elizabeth Jane Ortiz

TO
Michael J. Fahey and wife,
Patricia T. Fahey

D 55715

IDENT'F. REFERENCE

JUN 28 12 35 PM '76

FELI... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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