#70824-5 Childress

BOOK 5042 PAGE 860

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	116-16-33
(NAME)	(NAME) Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

we, Gary P. Ganick and wife, Elaine L. Ganick

have bargained and sold, and by these presents do transfer and convey unto the said Mary Lee Childress

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Evergreen Heights, Section 2, as of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 30 fronts 148.18 feet on the easterly side of Dorcas Drive and runs back 182 feet on the northerly line and 195.2 feet on the southerly line, to a dead line, on which it measures 56.6 feet.

Being the same property conveyed to Gary P. Ganick and wife, Elaine L. Ganick by deed of record in Book 4668, page 668, said Register's Office.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year applicable to said property.

CO 47.00 CR	MO
WD 4.00	MS
TD	ST 122.46
CC	ST
MR	PF 50
UCC	TOTAL 126.46

unimproved ( )
This is improved (X) property, known as 4016 Dorcas Drive (House Number) (Street)
Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 7th day of July, 1976.

Gary P. Ganick

Elaine L. Ganick

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary P. Ganick and wife, Elaine L. Ganick

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 7th day of July, 1976.

My commission expires 11-13-1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC LARGO STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,100.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary Lee Childress

Sworn to and subscribed before me
this Seventh day of July, 1976.

My commission expires 11-13-1979 Notary Public Teresa H. Sander

TERESA H. SANDER NOTARY PUBLIC LARGO STATE OF TENN.

This instrument was prepared by:
This instrument prepared by
STEPHENSON AND LACKEY
First Federal Building
Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM Gary P. Ganick, and wife

Elaine L. Ganick

TO Mary Lee Childress

D 57175

T

IDENTIF. REFERENCE

JUL 7 2 58 PM '76

FELIX T. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
844 4th Avenue North
NASHVILLE, TENNESSEE 37219