BOOK 5055 PAGE 933

THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. EMERICK NAGY, et ux (NAME:)	NOEL-PALMER MORTGAGE COMPANY, INC. (NAME:)	MAP - 130-7
3817 HARDING PLACE (STREET ADDRESS OR ROUTE NUMBER)	SUITE 2114 - PARKWAY TOWERS (STREET ADDRESS)	PAR.- 140
NASHVILLE, TN. 37215 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN. 37219 (CITY) (ZONE) (STATE)	FH-09620

For and in Consideration of the sum of TEN and no/100 ($10.00) *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, including the assumption by the Grantees of the unpaid principal balance of a note dated October 26, 1965, in the original principal amount of $16,500.00 and secured by a Deed of Trust executed by Walter E. Gerick and wife, Margaret N. Gerick, to J. G. Palmer, Trustee, of record in Book 3951, page 365, Register's Office for Davidson County, Tennessee, said note and Deed of Trust having been assigned to Colonial Life Insurance Company of America by instrument of record in Book 4033, page 185, said Register's Office, Walter E. Gerick, Jr. and wife, Margaret N. Gerick,

have bargained and sold, and by these presents do transfer and convey unto the said J. EMERICK NAGY and wife, ANNE C. NAGY, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. R. Sanford Jr., June 28, 1947, as follows:

BEGINNING on the southerly margin of Harding Place, at the northwest corner of the property conveyed to James H. Curran and wife, by deed from Oscar Godwin, of record in Book 1045, page 247, Register's Office for said County; thence with Curran's westerly line, southwardly 334 feet to Curran's southwest corner; continuing in the same direction 218.4 feet, in all 552.4 feet to the northerly margin of a 25-foot strip; thence with said strip, North 86° 05' west 100.61 feet; thence northwardly 206.88 feet to an iron pin; continuing in the same direction 334 feet, in all 540.88 feet to the southerly margin of Harding Place; thence with said Place, North 87° 25' east 100 feet to the beginning.

BEING the same property conveyed to Walter E. Gerick and wife, Margaret N. Gerick, by deed from Harold H. Sandstead and wife, Kathryn B. Sandstead, of record in Book 3951, page 364, Register's Office for Davidson County, Tennessee, Walter E. Gerick and Walter E. Gerick, Jr. being the same person.
Possession of the above-described premises shall be delivered to the Grantees on or before August 14, 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Affiant

Subscribed and sworn to before me, this the 10 day of August, 19 76

Notary Public

My commission expires: 2/23/80 (Affix Seal)

PARSONS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

Said real property is sold and conveyed subject to the following:

1. 1976 real property taxes, which have been prorated;

2. The Deed of Trust aforesaid, the unpaid principal balance of the note secured by which has been assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 3817 Harding Place, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And Grantors *do further covenant and bind* themselves, their *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.*

Witness our hands *this* 10 *day of* August, *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.*

Walter E. Gerick Jr.
WALTER E. GERICK, JR.

Margaret N. Gerick
MARGARET N. GERICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, J. Glen Cummings, Jr., a Notary Public in and for said County and State, the within named WALTER E. GERICK, JR. and wife, MARGARET N. GERICK,

the bargainors, 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 day of August, 19 76.

J. Glen Cummings, Notary Public

GLEN CUMMINGS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 2/23/80

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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 , this day of , 19 .

, Notary Public.

Commission Expires

D 62604 IDENTIFICATION AUG 10 PM '76 FELIX DAVIDSON REGISTER

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 .

AUG 10 76 CONV 71,000.00
AUG 10 ST TAX B* 192.40
AUG 10 PB FEE B* .50
AUG 10 W DEED B* 6.00
B* Notary Public * 198.90

Commission Expires