ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John F. Pleasant (NAME)	First Federal Savings & Loan (NAME)	117-7-30
1813 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	
Nashville, Tenn. 37215 (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 is hereby acknowledged;

we,

Richard G. Krenson and wife, Ann Karlene Krenson

have bargained and sold, and by these presents do transfer and convey unto the said John F. Pleasant

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

Being the west 60 feet of the East 80 feet of Lot No. 26 of Block "A" on the Map of the Walter Stokes Home Place Subdivision No. 1, of record in Book 974, page 92, Register's Office for said County, and described according to a copy of a survey made March 22, 1940 by Blanchard & Parrish, Engineers as follows:

Beginning at a point in the southerly margin of Lombardy Avenue 376.9 feet, more or less, west of the southwest intersection of said Avenue and Brightwood Avenue, as measured along the southerly margin of Lombardy Avenue around a curve, being Wiseman's northwest corner; thence westerly along the southerly margin of Lombardy Avenue 60 feet to a point; thence southerly parallel to the line between Lots Nos. 25 and 26, 170 feet to a point in the north line of Lot No. 20; thence easterly along said line 60 feet to Wiseman's southwest corner; thence with Wiseman's west line northerly 170 feet to the point of beginning.

Being the same property conveyed to Richard G. Krenson and wife, Ann Karlene Krenson by deed from Edward D. Taylor and wife, of record in Book 3785, page 861, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1813 (House Number) Lombardy Avenue (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 4th day of August, 19 76

Richard G. Krenson — RICHARD G. KRENSON

Ann Karlene Krenson — ANN KARLENE KRENSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, N. G. Bauer, a Notary Public in and for said County and State, the within named Richard G. Krenson and wife, Ann Karlene Krenson

the 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 Nashville, Tennessee, this 11 day of August, 19 76.

My commission expires Sept 7-1977 Notary Public N. G. Bauer

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 $ 40,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/ John F. Pleasant

Sworn to and subscribed before me this 11 day of August, 19 76.

My commission expires Sept 7-1977 Notary Public N. G. Bauer

This instrument was prepared by:

Name	Address
~~This instrument prepared by~~ STEPHENSON AND LACKEY	First Federal Building, Nashville, Tennessee 37219

AUG 12 CONT 40,900.00
AUG 12 STAX B* 106.34
AUG 12 PRTFEE B* .50
AUG 12 W'DEED B* 4.00 * 110.84

WARRANTY DEED
FROM
RICHARD G. KRENSON AND WIFE, ANN KARLENE KRENSON
TO
JOHN F. PLEASANT

D 62989

IDENTIF. REFERENCE

AUG 12 1 45 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219