FORM NO. WD-1

BOOK 5056 PAGE 807

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1976.

Notary Public

MY COMMISSION EXPIRES: 7/15/1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Krenson, et ux (NAME)	First Federal Savings & Loan Association of Nashville (NAME)	Map 131-10
1404 Burton Valley Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Streets (STREET ADDRESS)	Parcel 47
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB 16DA 30702

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES L. LOWRY and wife, SANDRA P. LOWRY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD KRENSON and wife, ANN B. KRENSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 106, on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

SAID Lot No. 106 fronts 150 feet on the north side of Burton Valley Road and extends back 279.3 feet on the west line and 279.25 feet on the east line to a dead line in the rear on which it measures 163.2 feet.

BEING the same property conveyed to James L. Lowry and wife, Sandra P. Lowry, by deed from H. Roy Berkenstock and wife, Muriel T. Berkenstock, of record in Book 4946, page 515, Register's Office for Davidson County, Tennessee.

SUBJECT to deed of trust executed by James L. Lowry and wife, Sandra P. Lowry, to T. I. Holman, Jr., Trustee of record in Book 4946, page 517, said Register's Office, to secure to First Federal Savings & Loan Association of Nashville the payment of one note in the original principal amount of $52,000, which is hereby assumed by grantees; SUBJECT to restrictive covenants of record in Book 2798, page 361, said Register's Office; SUBJECT to easements, setback lines and owner's certificate shown on Plan of record in Book 2663, page 51, said Register's Office; and SUBJECT to 1976 taxes, which are prorated and assumed by grantees; and SUBJECT to easement of record in Book 4286, page 815, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1404 Burton Valley Road, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this day of August 10, 1976

JAMES L. LOWRY

SANDRA P. LOWRY

NEW MEXICO
STATE OF ~~TENNESSEE~~
~~Davidson County~~
County of Bernalillo

BOOK 5056 PAGE 808

Personally appeared before me, Cone Magee, a Notary Public in and for said County and State, the within named James L. Lowry and wife, Sandra P. Lowry,

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 New Mexico, ~~Tennessee~~ this 10th day of August 19 76

Commission expires March 30, 1980

Cone Magee
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JAMES L. LOWRY and wife,
SANDRA P. LOWRY

TO
RICHARD KRENSON and wife,
ANN B. KRENSON

D63002

IDENTIFICATION REFERENCE

AUG 12 2 01 PM '76

FEE & REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 12 76 CONV 66,000.00
AUG 12 76 S TAX B* 171.60
AUG 12 76 PR FEE B* .50
AUG 12 76 W DEED B* 4.00 * 176.10