BOOK 5057 PAGE 761

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph Frano and wife,	same	Map 132-1
Elfriede Frano 4046 Crestridge Drive	(NAME)	Par 209
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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.

We, Robert G. Lakins and wife, Jane N. Lakins,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph Frano and wife, Elfriede Frano, their

~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 26 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50, and 51, Register's Office for said County.

Said Lot fronts 150 feet on the southeasterly side of Crestridge Drive and runs back 306.6 feet on the northeasterly line and 301.4 feet on the southwesterly line, to a dead line, measuring 150.1 feet thereon.

Being the same property conveyed to Robert G. Lakins and wife, Jane N. Lakins, by deed from Landon L. Greer and wife, Lorene Rocker Greer, of record in Book 4853, page 791, 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 easement located on premises, a 75-foot building setback line from Crestridge Drive, and conditions of owner's certificate, as shown on plan of record in Book 1835, pages 49, 50, and 51, Register's Office for Davidson County.
(3) Restrictive covenants contained in an instrument of record in Book 1969, page 609, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 65,500.00

Subscribed and sworn to before me, this the 16th day of August 19 76

Affiant Thomas B. Green

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4046 Crestridge Drive, Nashville, Tennessee, 37204
(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 Joseph Frano and wife, Elfriede Frano, 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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph Frano and Elfriede Frano, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 16th *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert G. Lakins

Jane N. Lakins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. Crawford, *a Notary Public in and for said County and State,* Robert G. Lakins and wife, Jane N. Lakins

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, Tennessee, *this* 16th *day of* August, 1976

George V. Crawford
Notary Public

Commission expires My Commission Expires August 18, 1979

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

AUG 16 7% CONV 65,500.00
AUG 16 7% S'TAX B* 170.30
AUG 16 7% PR'FEE B* .50
AUG 16 7% W'DEED B* 4.00 * 174.80

WARRANTY DEED

FROM
Robert G. Lakins and wife, Jane N. Lakins
TO
Joseph Frano and wife, Elfriede Frano

D 63402

IDENTIF. REFERENCE

AUG 16 2 09 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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NASHVILLE, TENNESSEE 37238