This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5064 PAGE 971

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph V. Ferrelli et ux.	First Federal of Nashville	130-15 Par. 74
(NAME)	(NAME)	
2508 Hemingway Drive	Union at Fourth	FH-4630
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tn. 37219	
(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 by Joseph V. Ferrelli and wife, Betty B. Ferrelli, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Clyde M. Francis, Jr. and wife, Jane Fagg Francis,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph V. Ferrelli and wife, Betty B. Ferrelli, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 2 of Block "J" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County, described as follows: Beginning on the northerly margin of Hemingway Drive, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 220 feet to the northwest corner of Lot No. 1; thence westwardly 195 feet to the easterly margin of Wayland Drive; thence with said Wayland Drive, southwardly 200 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, in a southeasterly direction, 31.42 feet to the northerly margin of said Hemingway Drive; thence with same, eastwardly 175 feet to the beginning.
Being the same property conveyed to Clyde M. Francis, Jr. and wife, Jane Fagg Francis, by deed from Robert B. Cleve and wife, of record in Book 2878, page 93, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the northerly line of premises, 37.5 foot building setback line from Wayland Drive, 75-foot building setback line from Hemingway Drive and conditions of owners certificate, as shown on plan of record in book 1424, pages 12, 13 and 14, Register's Office for said County; and to restrictive covenants of record in book 1489, page 471, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,500.00

Subscribed and sworn to before me, this the 31st day of August 19 76

Affiant Joseph V. Ferrelli

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 2508 Hemingway Drive, Nashville, Tennessee
(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 V. Ferrelli and wife, Betty B. Ferrelli, 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 for 1976 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph V. Ferrelli and wife, Betty B. Ferrelli, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 31st *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.*

Clyde M. Francis, Jr.

Jane Fagg Francis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Clyde M. Francis, Jr. and wife, Jane Fagg Francis,

the within named 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 31st day of August, 1976.

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY 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 _____

SEP-2 76	CONV	73,500.00			
SEP-2 76 S'TAX			B*	191.10	
SEP-2 76 PR'FEE			B*	.50	
SEP-2 76	W'DEED		B*	4.00	* 195.60

WARRANTY DEED

FROM
Clyde M. Francis, Jr. et ux.

TO
Joseph V. Ferrelli et ux.

D 66253

IDENTIF. REFERENCE

SEP 2 12 34 PM '76

REGISTER
TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238