This instrument prepared by:
Pat Nichol, Attorney
941 Richards Road
Antioch, Tennessee 37013

mail

BOOK 5065 PAGE 380

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clyde M. Francis Jr. et ux	same	144 -1 66
(NAME) 2138 Chickering Lane	(NAME)	11 -26
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -------Ten and 00/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged. The Grantees agree to assume a first mortgage on the property herein conveyed which first mortgage is of record in Book 3715, Page 633, Register's Office, Davidson County, Tennessee, and they shall take possession of said property on September 15, 1976.

We, Beecher E. Bilbrey, Jr. and wife, Martha R, Bilbrey,

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde M. Francis, Jr. and wife, Jane F. Francis their *(successors), heirs and assigns,*

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

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows:

Being Lot No. 5 on the Plan showing Revision of lots 1 through 8, both inclusive, on the Map of Chickering Valley, as of record in Book 2854, page 58, Register's Office for said County.

Beginning at a point in the easterly margin of Chickering Lane, at the corner of lots Nos. 5 and 7; thence with the line between said lots, north 55 degrees 53' east 279 feet to a point; thence south 0 degrees, 13' west 143.6 feet to a point; thence south 60 degrees 40' east 132.1 feet to a tract marked "Entrance to Sequoia Club"; thence along the line of said tract, southwesterly 191.1 feet to the margin of Chickering Lane; thence with the margin of said lane, northwesterly 85.7 feet to a concrete monument and continuing with the margin of said lane, northwesterly, around a slight curve, 240 feet to the point of beginning.

Being the same property conveyed to Beecher E. Bilbrey, Jr. and wife Martha R. Bilbrey, by deed from Andrew Ewing, Trustee, as of record in Book 3571, page 437, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,000.00

Subscribed and sworn to before me, this the 1st day of September 19 76

Affiant

My commission expires Jan. 29, 1978 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is improved ( ) unimproved (XX property, known as 2138 (House Number) Chickering Lane (Street) Nashville (P. O. Address) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Clyde M. Francis, Jr. and wife, Jane F. Francis 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clyde M. Francis, Jr. and wife, Jane F. Francis, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* September, 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*

Beecher E. Bilbrey Jr.

Martha R. Bilbrey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Pat Nichol a Notary Public in and for said County and State, Beecher E. Bilbrey, Jr. and wife, Martha B. Bilbrey

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 1 day of September, 19 76

Pat Nichol Notary Public

Commission expires JANUARY 29, 1978

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-3[illegible]	CONV	76,000.00			
SEP-3[illegible]	S'TAX		B*	197.60	
SEP-3[illegible]	PR'FEE		B*	.50	
SEP-3[illegible]	W'DEED		B*	4.00	* 202.10

WARRANTY DEED

FROM BEECHER E. BILBREY, JR. ET UX

TO CLYDE M. FRANCIS, JR., ET UX

D 6 6 4 4 4

IDENTIFICATION REFERENCE

SEP 3 1 33 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238