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

WARRANTY DEED

BOOK 5070 PAGE 287

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances H. Hewlett	Same	MAP - 118 - 7
(NAME) 5317 Anchorage Drive	(NAME)	Parcel - 119
(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 Twenty One Thousand Eight hundred Twenty Five and no/100---------- ($21,825.00)---------- *Dollars,*

cash in hand paid by Frances H. Hewlett, the receipt of all of which is hereby acknowledged,

We, Jeff D. Reagan and wife, Elizabeth W. Reagan

have this day bargained and sold, and do hereby transfer and convey unto the said Frances H. Hewlett

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 10 of Block B on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot No. 10 fronts 71 feet on the easterly side of West Iris Drive and runs back between lines 129.3 feet on the northerly line and 120.5 feet on the southerly line to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Jeff D. Reagan and wife, Elizabeth W. Reagan by deed from Pope A. Haley and wife, Joy B. Haley, recorded in Book 3937, page 822, Register's Office for said County.

This conveyance is subject to owner's certificate, a building setback line from West Iris Drive, a 20-foot easement for utilities on Plan of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, and a easement for sanitary sewers and/or storm drainage in Book 4610, page 997, 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 $ 7185.00

Subscribed and sworn to before me, this the 2nd day of September 19 76

Affiant

My commission expires: 2/9/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 636 West Iris Drive (House Number) Nashville, Tennessee (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 Frances H. Hewlett

her *(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 purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frances H. Hewlett

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness Our *hand* s *this* 2nd *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.*

Jeff D. Reagan

Elizabeth W. Reagan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Jeff D. Reagan and wife, Elizabeth W. Reagan

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* 2nd *day of* September, *19*76.

Mary Ensey
Notary Public

Commission expires 4/21/80

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Jeff D. Reagan et ux

TO
Frances H. Hewlett

D 68848

IDENTIF. REFERENCE

SEP 20 4 08 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP 20 76	CONV	21,825.00			
SEP 20 76 S'TAX			B*	56.68	
SEP 20 76 PR'FEE			B*	.50	
SEP 20 76	W'DEED		B*	4.00	* 61.18