This instrument prepared by Thomas O. H. Smith, Jr., Attorney, 1128 J. C. Bradford Building, Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 5076 PAGE 307

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dale Larkin Stegall, etux	Commerce Union Bank	7DA43150
(NAME:) 4307 Sneed Avenue	(NAME) 400 Union Street	MAP 130-04
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	PAR 47
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------($10.00)---------- Ten and No/100---------- Dollars, cash in hand paid receipt of which is hereby acknowledged, and the assumption of $15,268.78 being the unpaid balance on mortgage executed by Erich B. Groos and wife, Margaret C. Groos to C. D. Rippy, Trustee, to secure payment of a promissory note in the original principal amount of $20,000.00 to Commerce Union Bank as of record in Book 4052, page 303, Register's Office for Davidson County, Tennessee.

We, Erich B. Groos and wife, Margaret C. Groos

have this day bargained and sold, and do hereby transfer and convey unto the said Dale Larkin Stegall and wife, Margaret J. Stegall

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the southerly 75 feet of Lot No. 6 and the northerly 25 feet of Lot No. 7 on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said parts of Lots Nos. 6 and 7 fronts together 100 feet on the westerly side of Sneed Avenue and run back between parallel lines 295 feet on each line to a dead line the rear, being the easterly line of a 5-foot reserved strip.

TRACT NO. 2: Being the northerly 60 feet of the southerly 175 feet of Lot No. 7 and that part of a 5-foot reserved strip immediately west of same on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said part of Lot No. 7 fronts 60 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines, 300 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Erich B. Groos by deed from Richard A. Jones and wife, Lucy W. Jones of record in Book 4052, page 299, 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 $64,500.00

Subscribed and sworn to before me, this the 7th day of October, 1976

Affiant

My commission expires: 2-19-78 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 4307 Sneed Avenue, 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 Dale Larkin Stegall and wife, Margaret J. Stegall 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 herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Dale Larkin Stegall and wife, Margaret J. Stegall their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 7th day of October, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Erich B. Groos

Margaret C. Groos

BOOK 5076 PAGE 308

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas O. H. Smith, Jr., a Notary Public in and for said County and State, Erich B. Groos and wife, Margaret C. Groos

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 7th day of October, 19 76

Thomas O. H. Smith, Jr. Notary Public

Commission expires 2-19-78

THOMAS O. H. SMITH JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

OCT-7 76	CONV	64,500.00			
OCT-7 76	S'TAX		B*	167.70	
OCT-7 76	PR'FEE		B*	.50	
OCT-7 76	W'DEED		B*	4.00	* 172.20

WARRANTY DEED

FROM
Erich B. Groos, et ux

TO
Dale Larkin Stegall and wife, Margaret J. Stegall

D 7 1 5 9 0

IDENTIF. REFERENCE

OCT 7 2 56 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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