BOOK 5039 PAGE 837

THIS INSTRUMENT PREPARED BY
Thompson, Liebergood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Webb, III (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 130-15
2711 Hemingway Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	Par 84
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (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 and the agreement by Grantees to assume the indebtedness evidenced by a Deed of Trust of record in Book 5010, page 565, Register's Office of Davidson County.

We, Donald L. Pierce and wife, Jane Pierce

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Webb, III, his

~~successors~~ *heirs and assigns,*

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

Being Lot No. 12 on the Plan of Block "C" Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County. Said Lot No. 12 fronts 200 feet on the south side of Hemingway Drive, and extends back between parallel lines, 220 feet to a dead line.

Being the same property conveyed to Donald L. Pierce and wife, Jane Pierce, by deed from Vaughn M. Bush and wife, Patricia A. Bush, of record in Book 5010, page 563, Register's Office for said County, the said Jane Pierce and Jane Buntin Pierce being one and the same person.

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 back line of premises, drainage and anchor easements located on premises, a 75-foot building setback line from Hemingway Drive, and conditions of owner's certificate, as shown on plan of record in Plat Book 1424, page 13, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 1489, page 471, Register's Office for Davidson County, Tennessee.
(4) Deed of Trust of record in Book 5010, page 565, Register's Office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 22 day of October, 19 76

Affiant

My commission expires My Commission Expires August 15, 1979

Notary Public

This is unimproved ( ) property, known as improved (XX) 2711 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 James A. Webb, III his,

~~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* James A. Webb, III, his

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

Witness our hand s *this* 14 *day of* OCT. , 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.*

Donald L. Pierce

Donald L. Pierce

Jane Pierce

Jane Pierce

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William P Bracy, Jr. *a Notary Public in and for said County and State,* Donald L. Pierce and wife, Jane Pierce

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* 14 *day of* Oct, *19* 76.

My Commission Expires JULY 20, 1977
Commission expires

William P Bracy, Jr.
Notary Public

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 .....

OCT 22 76	CONV	59,500.00			
OCT 22 76	S'TAX		B*	154.70	
OCT 22 76	PR'FEE		B*	.50	
OCT 22 76	W'DEED		B*	4.00	* 159.20

WARRANTY DEED

FROM
Donald L. Pierce and wife, Jane Pierce

TO
James A. Webb, III

D 7 3 7 1 4

[illegible] REFERENCE

Oct 22 11 10 AM '76

[illegible]

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238