BOOK 5104 PAGE 395

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Hughes Roberts, Jr. and wife, Margaret P. Roberts	First Federal Savings & Loan	Map 144-15
(NAME)	(NAME)	
2013 Kingsbury Drive	Union at Fourth	Par 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tenn. 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, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, John Speed Thomas and wife, Carol Parker Thomas

have this day bargained and sold, and do hereby transfer and convey unto the said John Hughes Roberts, Jr. and wife, Margaret P. Roberts

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

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hillsboro Park, Section 2, as of record in Book 2331, pages 61 and 62, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Kingsbury Drive, at the dividing line of Lots 40 and 41, thence westwardly along said dividing line, 241 feet to a point; thence southwardly 216 feet to a point; thence eastwardly along the northerly margin of Montcrest Drive, 216 feet to the beginning of a curve with a radius of 25 feet; thence around said curve 39.3 feet to a point; thence northwardly, along the westerly margin of Kingsbury Drive, 191 feet to the point of beginning.

Being the same property conveyed to John Speed Thomas and wife, Carol Parker Thomas by deed from L. W. Cherry, Jr. and wife, Jane Y. Cherry, recorded in Book 4349, page 382, Register's Office for said County.

I, Vernon M. Williams, of Hillsboro Park, Inc. join in this conveyance for the purpose of giving my consent for this conveyance to the said John Hughes Roberts, Jr. and wife, Margaret P. Roberts.

This conveyance is made subject to the following encumbrances:
1. 1977 taxes to be prorated and assumed by Grantees. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 7 day of JANUARY 1977

Affiant John Hughes Roberts Jr.

My commission expires: August 13, 1980 (Affix Seal)

Notary Public Jerry Ray Mosier

This is (unimproved) (improved (XX)) property, known as 2013 Kingsbury Drive, Nashville, Tenn. 37215
(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 John Hughes Roberts, Jr. and wife, Margaret P. Roberts

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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Hughes Roberts, Jr. and wife, Margaret P. Roberts their (~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 7 *day of* JANUARY, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Speed Thomas
JOHN SPEED THOMAS

Carol Parker Thomas
CAROL PARKER THOMAS

Hillsboro Park, Inc.

By Vernon M Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Terry Ray Moore, a Notary Public in and for said County and State, John Speed Thomas and wife, Carol Parker Thomas

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 7 day of January, 1977.

Terry Ray Moore
Notary Public

Commission expires August 13, 1980

TERRY RAY MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, George V. Crawford Jr., a Notary Public of the State and County aforesaid, personally appeared Vernon M. Williams, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be a member of the Committee of Hillsboro Peak, Inc, the within named bargainor, a corporation, and that he as such member of the committee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as a member of the Committee.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of January, 1977.

George V. Crawford Jr.
Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(cont.)

2. Ten-foot easement for public utilities along the west line of premises and drainage and anchor easement located on premises, 3 x 20 feet, on the northside of Montcrest Drive, near the southeasterly corner of the lot, 75-foot building set-back line from Kingsbury Drive and from Montcrest Drive, and conditions of owner's certificate as shown on Plan of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

4. Restrictions recorded June 6, 1955, in Book 2435, page 237, made applicable to the land in question by instrument in Book 2446, page 405, and corrected by instrument in Book 2447, page 303, as amended in Book 2603, page 440, and further amended by instrument in Book 4207, page 397, all of record in said Register's Office for Davidson County, Tennessee.

JAN 10 77	CONV	60,000.00			
JAN 10 77	S'TAX		B*	156.00	
JAN 10 77	PR'FEE		B*	.50	
JAN 10 77	W'DEED		B*	4.00	* 160.50

WARRANTY DEED

FROM
JOHN SPEED THOMAS and wife,
CAROL PARKER THOMAS

TO
JOHN HUGHES ROBERTS, JR.
and wife, MARGARET P. ROBERTS

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IDENTIFICATION REFERENCE

JAN 10 1 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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