This instrument prepared by: Keith E. Eastin, Post Office Box 758, Houston, Texas 77001

# WARRANTY DEED

BOOK 5107 PAGE 901

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth E. Neptune | Kenneth E. Neptune, c/o Fidelity Federal Savings & Loan Assoc. | 161-4 104 |
| (NAME) 16019 San Jose Avenue | (NAME) Post Office Box 2588 | |
| (STREET ADDRESS OR ROUTE NUMBER) La Puente, Calif. 91744 | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | Paid |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars.*

cash and other good and valuable consideration paid to Concord Properties by the Grantee hereinafter named, the receipt of which is hereby acknowledged, AND THE FURTHER CONSIDERATION that Grantee hereby assumes and promises to pay, according to the terms thereof, all principal and interest now remaining unpaid on that one certain promissory note in the original principal sum of $33,750.00, dated November 1, 1971, executed by Concord Properties and payable to the order of Fidelity Federal Savings & Loan Association, and secured by a Deed of Trust of even date therewith recorded in Deed Book 4554, page 182 of the Deed of Trust Records, Davidson County, Tennessee, and Grantee hereby assumes and promises to keep and perform all covenants and obligations of Concord Properties in said Deed of Trust, Concord Properties, a sole proprietorship of F. J. Dyke, Jr., has *hereby this day bargained and sold, and do hereby transfer and convey unto the said* Kenneth E. Neptune, a married man, (herein called "Grantee"), his

*(successors), heirs and assigns.*

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

Being Lot No. 6 on the Plan of Tusculum Fields as of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 80.4 feet on the north side of Tusculum Road and runs back 169.8 feet on the east line and 153 feet on the west line to a dead line in the rear on which it measures 69.8 feet.

Being the same property conveyed to Concord Properties, a partnership composed of James L. Britton III and F. J. Dyke, Jr., by deed from Edgar Turrentine and wife, as of record in Book 4089, page 358, said Register's Office.

| | | | | | |
|---|---|---|---|---|---|
| JAN21 | CONV | 58,000.00 | | | |
| JAN21 | STAX | | B* | 150.80 | |
| JAN21 | PRFEE | | B* | .50 | |
| JAN21 | WDEED | | B* | 4.00 | * 155.30 |

NOTARY PUBLIC Texas

STATE OF TENNESSEE
COUNTY OF DAVIDSON
HARRIS OF HARRIS

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 24 day of January, 1977

Affiant

My commission expires 4/1/77 (Affix Seal)

Notary Public

unimproved

This is improved ( X ) property, known as 396 (House Number) Tusculum Road, (Street) P. O. Address: Nashville (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, his

*(successors),*

*heirs and assigns forever.* I *covenant that* I am *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 set forth herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

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

*Witness* my *hand this* 4th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CONCORD PROPERTIES

By: F. J. Dyke, Jr.

PAID 80

TEXAS

BOOK 5107 PAGE 902

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ DALLAS }

Personally appeared before me, Patricia A. Raybon, a Notary Public in and for said County and State, F. J. Dyke, Jr.

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas ~~Tennessee~~ this 4th day of January, 19 77

Commission expires January 26, 1978.

Patricia A Raybon Notary Public

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

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.....

WARRANTY DEED

FROM CONCORD PROPERTIES, a sole proprietorship of F. J. Dyke, Jr.

TO KENNETH E. NEPTUNE, a married man

D 86192

IDENTIF. REFERENCE

JAN 21 10 11 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title Insurance Corporation

File Release Deed