file box 7

Prepared by:
John T. Conners, Jr.
Boult, Cummings, Conners & Berry
21st Floor, First American Center
Nashville, TN 37238

BOOK 5119 PAGE 715

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lucian B. Acuff, Jr. and wife, Emily H. Acuff | Fidelity Federal Savings and Loan Association | Map 159 |
| (NAME) | (NAME) | |
| 1240 East Hickory Springs | Ct. P.O. Box 2588 | Par. 145 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood, Tennessee 37027 | Nashville, Tennessee 37219 | FH 2753 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration and the assumption of a certain indebtedness described below, the receipt and sufficiency of which are hereby acknowledged, the undersigned, BARRY A. O'CONNELL and wife, SALLY A. O'CONNELL, Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto* LUCIAN B. ACUFF, JR. and wife, EMILY H. ACUFF, Grantees, their heirs and assigns, *certain real estate in Davidson County, Tennessee,* described on Exhibit A attached hereto and made a part hereof.

By acceptance of the delivery of this deed, Grantees do hereby assume and agree to pay the indebtedness secured by a certain Deed of Trust executed by Grantors to Vaden Lackey, Jr., Trustee, of record in Book 5083, page 388, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association, the payment of one note dated October 28, 1976, in the original principal amount of $72,000.00.

The property conveyed hereby is subject to the above referred to Deed of Trust, restrictive covenants of record in Book 4505, page 501, the plan of record in Book 4175, page 110, said Register's Office, which shows an owner's certificate, a 10-foot easement for public utility purposes along the easterly and northerly rear lines of said lot, and a 2.5 x 25 foot utility anchor easement located on the front southwest corner of said lot, and a note stating building setback lines to be established by the City of Forest Hills, and 1977 taxes which are not a lien but which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 94,500.00

Subscribed and sworn to before me, this the 24th day of February 19 77

Affiant

My commission expires: 5-28-80 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 1240 East Hickory Springs Ct., Brentwood, Tenn. 37027
(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* Grantees, their *heirs and assigns forever.* Grantors *covenant that* they 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 set out above.

Grantees *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *heirs and assigns, against the lawful claims of all persons.*

*Witness our hand s this* 24th *day of* February, 1977.

X Barry A. O'Connell

X Sally A. O'Connell

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STATE OF ~~XXXXXXXX~~ Massachusetts }
COUNTY OF ~~XXXXXXXX~~ Middlesex }

*Personally appeared before me,* Robert J. Allen, *a Notary Public in and for said County and State,* Barry A. O'Connell and wife, Sally A. O'Connell,

*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* Framingham, Mass. *in Tennessee this* 23rd *day of* February, *19* 77.

Robert J. Allen
*Notary Public*

*Commission expires* 12/1/83

NOTARY PUBLIC MASSACHUSETTS

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* .....

MAR-1 77 CONV 94,500.00
MAR-1 77 S'TAX B* 245.70
MAR-1 77 PR'FEE B* .50
MAR-1 77 W'DEED B* 6.00 * 252.20

**WARRANTY DEED**

FROM

BARRY A. O'CONNELL and wife,
SALLY A. O'CONNELL

TO

LUCIAN B. ACUFF, JR. and wife,
EMILY H. ACUFF

D 9 1 4 7 5

IDENTIF. REFERENCE

MAR 1 12 13 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hickory Boulevard Estates, Section 2, of record in Book 4175, page 110, Register's Office for said County.

BEGINNING at a point in the northeasterly margin of East Hickory Springs Court at the common front corners of Lots No. 8 and 9; thence along the margin of said lines northeastwardly 256.05 feet to a common point in the rear boundaries of Lots No. 8 and 9; thence southeastwardly 362.39 feet to a point in the common rear corners of Lots No. 7 and 8; thence southwestwardly 154.20 feet to a point in the easterly margin of East Hickory Springs Court; thence northwestwardly 48.10 feet to a marker; thence northwestwardly 58.57 feet to a marker; thence northwestwardly 120.48 feet to the point of beginning.

BEING the same property conveyed to Barry A. O'Connell and wife, Sally A. O'Connell, by deed from Clovis Wood and wife, Barbara H. Wood, of record in Book 5083, page 386, Register's Office for Davidson County, Tennessee.