This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5127 PAGE 707

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clell W. Smith, et al (NAME)	SAME (NAME)	Map 134-13
974 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 241
Nashville, Tennessee (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 by Clell W. Smith and Bobby G. Lawson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Ellis B. Gregory and Gary A. McNew,

have this day bargained and sold, and do hereby transfer and convey unto the said Clell W. Smith and Bobby G. Lawson, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Travellers Inn Subdivision, of record in Book 4885, page 57, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 2 fronts 211.14 feet on the northerly margin of Largo Drive and extends 39.27 feet around a curve to the right to run back 113.61 feet on its westerly margin and 157.64 feet on its easterly margin to a line in the rear measuring 306.81 feet thereon; said rear line being also the southerly right-of-way margin of Harding Place.

Being the same property conveyed to Ellis B. Gregory and Gary A. McNew, by deed from Reese L. Smith, Jr. and wife, Marcella V. Smith, of record in Book 4958, page 802, Register's Office for said County.

This conveyance is subject to a permanent easement for the purpose of erecting and maintaining lighted directional signs for business ventures located at the northwest corner of premises, by instrument of record in Book 4958, page 802; and a 15-foot minimum building setback line from Largo Drive and Travellers Inn Drive, a 16-foot minimum building setback line from Harding Place, and conditions of owner's certificate, as shown on plan of record in Book 4885, page 57, both in the 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 $ 180,000.00

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

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ..... (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 Clell W. Smith and Bobby G. Lawson, 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 for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clell W. Smith and Bobby G. Lawson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 24th day of March, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary A. McNew

Ellis B. Gregory

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahlenbaum, a Notary Public in and for said County and State, Ellis B. Gregory and Gary A. McNew

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 24th day of March, 19 77.

Mary W. Ahlenbaum
Notary Public

Commission expires 2/8/78

MARY W. AHLENBAUM NOTARY PUBLIC DAVIDSON CO. 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.....

MAR24'77 CONV 90,000.00
MAR24'77 CONV 90,000.00
MAR24'77 S'TAX B* 468.00
MAR24'77 PR'FEE B* .50
MAR24'77 W'DEED B* 4.00 * 472.50

D 95359

IDENTIF. REFERENCE

MAR 24 4 05 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

WARRANTY DEED

FROM

Ellis B. Gregory, et al

TO

Clell W. Smith, et al

CHICAGO TITLE INSURANCE COMPANY
AMERICAN TRUST BUILDING
NASHVILLE, TENN. 37201

23/40