BOOK 5128 PAGE 464

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
E. Phil Grammer and wife,	First Federal Savings & Loan Assn.	Map 142-1
Lina W. Grammer	(NAME)	
7204 Birch Bark Drive	Union at Fourth	Par 99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 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, Thomas William McClare and wife, Clara June McClare,

have this day bargained and sold, and do hereby transfer and convey unto the said E. Phil Grammer and wife, Lina W. Grammer, their

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

Being Lot No. 39 on the Plan of Section II, Valley West of record in Book 3600, page 86, Register's Office for said County, as follows: Said Lot No. 39 fronts 108 feet on the westerly side of Birch Bark Drive and extends back 170.99 feet on the northerly line and 181.05 feet on the southerly line, to a dead line in the rear on which it measures 132.60 feet.

Being the same property conveyed to Thomas William McClare and wife, Clara June McClare by deed from Martin Construction Company, a Tennessee Corporation, recorded in Book 3965, page 285, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) Ten foot easement for public utilities along the rear line of premises and drainage and anchor easement located 2-1/2 x 20 feet at both front corners of the lot, 40-foot building set-back line from Birch Bark Drive, and conditions of owner's certificate as shown on Plan of record in Book 3600, page 86, Register's Office for Davidson County.
(cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $56,000.00

Subscribed and sworn to before me, this the 25 day of March 19 77

X E. Phil Grammer
Affiant

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

Terry Ray Moore
Notary Public

This is improved (X) unimproved ( ) property, known as 7204 Birch Bark 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 E. Phil Grammer and wife, Lina W. Grammer, 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 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* E. Phil Grammer and wife, Lina W. Grammer, their

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

Witness our *hand* S *this* 25 *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.*

Thomas William McClare
Thomas William McClare

Clara June McClare
Clara June McClare

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Thomas William McClare .....

..... *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 Nashville *Tennessee, this* 25 *day of* March, 19 77

Commission expires August 13, 1980 Terry Ray Moore *Notary Public*

TERRY RAY MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAR 28 CONV 56,000.00
MAR 28 STAX B* 145.00
MAR 28 RTFEE B* .50
MAR 28 WDEED B* 4.00 * 150.10

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 .....

(cont.)

(3) Restrictive covenants contained in an instrument of record in Book 3833, page 789, and amended in Book 3838, page 501, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Clara June McClare, the within named bargainor, which whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1977.

February 18, 1980
Commission Expires

Carol E. Milam
Notary Public

CAROL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Thomas William McClare and wife, Clara June McClare

TO
E. Phil Grammer and wife, Lina W. Grammer

D 95742

IDENTIF. REFERENCE

MAR 28 12 57 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238