This instrument was prepared by James A. Simmons, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5131 PAGE 497

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rhoten Construction Co., Inc.	SAME	Map 42-6
(NAME) Box 738	(NAME)	Par. 7
(STREET ADDRESS OR ROUTE NUMBER) Hendersonville	(STREET ADDRESS)	11D33155
(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 the grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of two notes in the total original principal amount of $26,793.28, and being fully described and secured by deeds of trust of record in book 4564, page 350; and book 4620, page 558, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee do hereby agree to assume and promise to pay;

We, Davis H. Gann and wife, Barbara A. Gann, hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Rhoten Construction Company, Inc., herein called the grantee, its (successors), ~~XXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section II, Bonnie Brae, Revised, as of record in book 2330, page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Nesbitt Drive, at the corner of Lots 63 and 64; thence westerly along said Drive, 166.63 feet to a monument at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a monument in the east margin of Falcon Drive; thence with the margin of said Drive, southerly 180 feet to a monument at the southwest corner of Lot 63; thence along the rear line of said lot in an easterly direction 235.17 feet to a monument; thence north 03° 35' east 4.97 feet to the southwest corner of Lot No. 64; thence along the line between said lots, northerly 250.03 feet to the beginning.

Being the same property conveyed to Davis H. Gann and wife, Barbara A. Gann, by deed from Charles B. Buchanan and wife, Bessie M. Buchanan, of record in book 4564, page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 2695, pages 103 and 623; setback lines, easements and other limitations as shown on the Plan of record in book 2330, page 123; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37000 00

Subscribed and sworn to before me, this the 25th day of March 1977

Affiant Charles B Rhoten

My commission expires (Affix Seal) APRIL 27, 1980 Notary Public Joan E Stallings

This is improved ( ) unimproved (X) property, known as 821 Nesbitt 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 grantee, its (successors), ~~XXX~~ 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 herein, and 1977 taxes which have been pro-rated and assumed by the said grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, its (successors), ~~XXX~~ 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.

Davis H. Gann (Davis H. Gann)

Barbara A. Gann (Barbara A. Gann)

BOOK 5131 PAGE 498

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Davis H. Gann and wife, Barbara A. Gann,

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 Nashville *Tennessee, this* 31 *day of* March *, 19* 77

Commission expires My Commission Expires APRIL 27, 1980 Jean E. Stallings *Notary Public*

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 .....

APR-67 CONV 37,000.00
APR-67 S'TAX B* 96.20
APR-67 PR'FEE B* .50
APR-67 W'DEED B* 4.00 * 100.70

WARRANTY DEED

FROM
Davis H. Gann et ux

TO
Rhoten Construction Co., Inc.

D 9 7 1 8 3

IDENTIF. REFERENCE

APR 6 9 05 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS