This Instrument Prepared By:
DAVID B. HERBERT
Neale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5147 PAGE 132

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-6-74	Mr/Mrs Alan L. Fagen	Mortgage Corp. of the Souht Post Office Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 028085
8D-69045	905 Davidson Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated August 7, 1972, and filed for record August 7, 1972, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4626, page 741, and note of even date thereby secured, in the original principal amount of $35,000.00, payable to Guaranty Mortgage Company of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Winfred B. Grisham and wife, Janie K. Grisham under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WINFRED B. GRISHAM AND WIFE, JANIE K. GRISHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALAN L. FAGEN AND WIFE, RUTH FAGEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15A on the Plat of West Meade Estates, Section 6, as of record in Book 3300, page 76, Register's Office for said County.

Said Lot No. 15A fronts 146.8 feet on the southerly margin of Davidson Drive and extends back 302.3 feet on the easterly line, and 311.4 feet on the westerly line which is a broken line on which it measures 99.8 feet.

Being the same property conveyed to Winfred B. Grisham and wife, Janie K. Grisham by deed from Alan M. Greenberg and wife, Carol E. Greenberg of record in Book 4626, page 739, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to restrictions of record in Book 3406, page 342, Book 3462, page 281 and Book 4503, page 111.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1977 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of May, 1977.

Winfred B Grisham
WINFRED B. GRISHAM

Janie K. Grisham
JANIE K. GRISHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Winfred B. Grisham and wife, Janie K. Grisham the 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, the 12th day of May, 1977.

My commission expires: 4-23-78

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

E03709

IDENTIFICATION REFERENCE

MAY 13 1 18 PM '77

REGISTER
DAVIDSON CO., TENN.

WARRANTY DEED

FROM
WINFRED B. GRISHAM AND WIFE,
JANIE K. GRISHAM

TO
ALAN L. FAGEN AND WIFE,
RUTH D. FAGEN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON MAY13'77 CONV 54,375.00

Before me, _____ MAY13'77 STAX _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ 13 FEE _____ and _____ .50 _____ with whom I am personally acquainted, and who upon oath acknowledged _____ 4.00 * 145.94 _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public