BOOK 5152 PAGE 805

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Gerald W. Lee, et ux | Same | 71-11-213 |
| (NAME) | (NAME) | |
| 1404 Pennock Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Seven Thousand and 00/100 ($7,000.00) DOLLARS

cash paid by buyer, receipt of which seller hereby acknowledges,

I, Earl M. Long

have bargained and sold, and by these presents do transfer and convey unto the said Gerald W. Lee and wife, Mary Frances Lee

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lots Nos. 317 and 318 on the Plat of the Highland Land Company's Subdivision, as of record in book 421, page 14, Register's Office for said County.

Said lots Nos. 317 and 318 front together 50 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Earl M. Long and wife, Johnnie H. Long, by deed from Ernest H. Johnson, et ux, as recorded in Book 2807, Page 529, R.O.D.C., Tenn., the said Johnnie H. Long having since died.

This conveyance is made subject to restrictive covenants contained in deed from Highland Land Company of record in book 489, page 536, said Register's Office.

| | |
|---|---|
| CO 12,000.00 | MO |
| WD 4.00 | MS |
| TD | ST 31.20 |
| CC | ST |
| MR | PF .50 |
| UCC | TOTAL 35.70 |

This is improved (X) unimproved ( ) property, known as 1404 Pennock Avenue, Nashville, TN 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 31st day of May, 19 77.

Earl M. Long

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl M. Long

the 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, this 31st day of May, 19 77.

My commission expires 2-8-78 Notary Public Harold E Collins

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold E Collins

Sworn to and subscribed before me
this 31st day of May, 19 77.

My commission expires 2-8-78 Notary Public Harold E Collins

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Harold E. Collins, Atty., 802-51st Ave. N., Nashville, TN

Name Address

WARRANTY DEED

FROM

TO

E 06234

IDENTIF. REFERENCE

MAY 31 1 17 PM '77

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219