This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

mail BOOK 5158 PAGE 926

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. L. SAVELY	Same	61-11
(NAME:) 106 Harding Place	(NAME:)	286
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37205	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JUN 14	CONV	22,500.00			
JUN 14	S TAX		B*	58.50	
JUN 14	PB FEE		B*	.50	
JUN 14	W DEED		B*	8.00	* 67.00

WINIFRED D. RAY, widow, hereinafter referred to as Grantor, ---------*have bargained and sold, and by these presents do transfer and convey unto the said* E. L. SAVELY, hereinafter referred to as Grantee, his ---------*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for said County, and described as follows:
Beginning at the northwest corner of the lot owned by Mrs. Sarah Woolwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62½ deg. west about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet more or less to the end of curve and thence in a straight line 19 feet more or less to an iron pin, which is situated 46½ feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 deg. West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62½ deg. East 111½ feet to an iron pin, Mrs. Sarah Woolwine's corner; thence North 20 deg. East with her west boundary 268½ feet to the point of beginning, and containing approximately 1/2 acre.

Being the same property conveyed to R. O. Ray and wife, Winifred D. Ray, by deed from Graves Pate and wife, Frieda H. Pate, of record in Book 1344, page 278, Register's Office for Davidson County, Tennessee; the said R. O. Ray having since died, property now vests solely in Winifred D. Ray.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Affiant

Subscribed and sworn to before me, this the ____ day of ____

My commission expires: 1-5-88 (Affix Seal)

Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

Being a part of the northwest part of Lot "A" on the Plan of Monte Vista, of record in Book 421, page 143, Register's Office for said County, and described according to a survey thereof made by Pete Meyer, Surveyor, May 13, 1946, as follows: Beginning at a point in the easterly right-of-way line of the Gallatin Pike at a point 44.6 feet at right angles to and east of the edge of the pavement of said Gallatin Pike, being approximately 134 feet south of the south margin of McAlpine Avenue at the northwest corner of the property conveyed to Sam R. Kyle and wife, by deed from R. O. Ray and wife, of record in Book 1367, page 227, said Register's Office; thence South 72° 30' East 111.5 feet to an iron pin in the west line of Sara Woolwine's property; said point being 20.4 feet North 18° 15' East of said Kyle's northeast corner; thence North 18° 15' East 30 feet to an iron pin which is 118.1 feet from the south margin of McAlpine Avenue; thence North 72° 30' West 111.5 feet to an iron pin in the east right-of-way line of Gallatin Pike; thence with the margin of the same South 18° 15' West 30 feet to the beginning.

INCLUDED in the above description but EXCLUDED therefrom is a portion of said property conveyed to Sam R. Kyle, et ux, by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, described as follows:
Being a part of Lot in the northwest corner of Lot "A" of the Monte Vista Plan of Lots, of record in Book 421, page 143, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of the Gallatin Road as now widened and located, at an iron pin, being Hampton's northwest corner; thence along Hampton's north line South 62½° East 111.5 feet more or less to an iron pin at the southwest corner of the Woolwine lot; thence along Woolwine's west line North 2° East 100 feet to a point; thence North 62½° West 111.5 feet more or less to the easterly margin of the Gallatin Road; thence with the margin of the same, South 2° West 100 feet to the point of beginning.

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Also INCLUDED in the above description but EXCLUDED therefrom is a portion of said property conveyed to J. B. Johnson, et ux, by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, described as follows:
Being a part of Lot "A" on the Monte Vista Subdivision as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin on the southerly side of McAlpine Avenue at the northwest corner of the lot owned by J. B. Johnson and wife, Nela S. Johnson; thence westerly along the southern margin of McAlpine Avenue 22 feet to an iron pin; thence South 15° 55' west 107.3 feet to an iron pin; thence South 16° 35' east 21 feet to an iron pin on the westerly margin of the J. B. Johnson lot; thence North 19° east 121.3 feet to the point of beginning, according to an unrecorded survey made by Ralph W. C. Lambert on February 7, 1953.

Also INCLUDED in the above description but EXCLUDED therefrom is a portion of said property conveyed to Edwin L. Savely by deed from A. T. Levine, Jr., Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, described as follows:

(continued on attached page)

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his ..... *heirs and assigns, forever.*

And I ..... *do covenant with the said* grantee ..... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as appears of record.

And I ..... *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my ..... *hand this* 10th ..... *day of* June ....., 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Winifred D. Ray
Widow

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINIFRED D. RAY, widow

the bargainor, with 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 Madison, Tennessee, this 10th day of June, 19 77.

Carolyn T. Maloney, Notary Public

Commission Expires 3/15/81.

JOLLY E. MAGNESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 day of, 19.

, Notary Public.

Commission Expires.

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.

IDENTIFICATION REFERENCE JUL 14 11 18 AM FEE DAVIDSON COUNTY TENN.

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