THIS DEED PREPARED BY:
J. C. DALE, JR., Attorney
14th Floor, Nashville Trust Bldg.
Nashville, Tenn. 37201

BOOK 5162 PAGE 195

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann E. Roberts and Hazel R. McKinnies (NAME:)	Same (NAME:)	62-13 43, 44 and 45
1407 Cardinal Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($62,500.00) *DOLLARS* of which the sum of Forty Thousand Dollars ($40,000.00) is paid in cash by Ann E. Roberts and Hazel R. McKinnies, the Grantees, to Mary Sue Owen Renegar, and husband, G. W. Renegar, the Grantors, receipt of which payment is hereby acknowledged, and for the balance of Twenty-Two Thousand Five Hundred Dollars ($22,500.00) the said Grantees have executed their Promissory Note in said amount of Twenty-Two Thousand Five Hundred Dollars ($22,500.00) payable to the Grantors on or before one (1) year after date, with interest at eight (8%) per cent per annum from date, secured by a Deed of Trust conveying to J. C. Dale, Jr., Trustee, property described as Lot No. 12 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee, subject only to the present indebtedness thereon secured by Deed of Trust to Albert H. Thomas, Trustee, and recorded in Book 2887, Page 275, Register's Office for Davidson County, Tennessee; and as additional security for the payment of said note said Grantees have executed a second Deed of Trust on the property herein conveyed, which shall be and is expressly subordinate to the Deed of Trust executed by them to Julian E. Sewell, Trustee, securing their indebtedness to Genesco Employees' Credit Association, and which second Deed of Trust shall afford additional security for the payment of the note to Grantors only after exhaustion of the security afforded by the conveyance of said Lot 12 of the Burrus Subdivision, noted above, and then only for no more than Ten Thousand Dollars ($10,000.00) of the indebtedness represented by said note to Grantors. In consideration of all of which the Grantors, Mary Sue Owen Renegar and husband, G. W. Renegar,

have bargained and sold, and by these presents do transfer and convey unto the said Ann E. Roberts and Hazel R. McKinnies, as equal tenants in common, and to their respective *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 9, 10 and part of Lot No. 11 of Block A on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the northeasterly side of Martha Avenue and runs back between parallel lines 175 feet to a dead line.

Said Lot No. 10 fronts 100 feet on the northeasterly side of Martha Avenue and runs back between parallel lines 175 feet to a dead line.

Said part of Lot No. 11 fronts 100 feet on the northeasterly side of Martha Avenue and runs back 203 feet on the northwesterly line and 171.7 feet on the southeasterly line to a dead line, a broken line, measuring 119 feet thereon.

Being the same property conveyed to Mary Sue Owen Renegar, and husband, G. W. Renegar by deed from Minnie Amelia Ravinson, of record in Book 1578, Page 355, said Register's Office, less part of Lot No. 11 sold by deed recorded in Book 2280, Page 89, said Register's Office.

Lot No. 10 of said property is subject to Restrictive Covenants contained in Deed from A. C. Breast and wife to William S. Ravinson of record in Book 982, Page 315, said Register's Office; and Lot Nos. 9 and 11 are subject to Restrictive Covenants contained in Deed from A. C. Breast and wife, to Minnie Amelia Ravison dated October 31, 1944 of record in Book 1320, Page 1, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of June 1977

Notary Public

My commission expires: 2/8/78 (Affix Seal)

RECEIVED FOR RECORD
JUN 21 1977
AT 1:15 P.M.
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 1407 Cardinal Drive, Nashville, Tennessee 37216
(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 Ann E. Roberts and Hazel R. McKinnies, as equal tenants in common and their respective *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,* except for 1977 Metropolitan Property Taxes, the restrictions above noted, and any existing municipal building restrictions, zoning ordinances and assessments.

And we, Mary Sue Owen Renegar and husband, G. W. Renegar *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 and to their respective *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *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.*

Mary Sue Owen Renegar
Mary Sue Owen Renegar

G. W. Renegar
G. W. Renegar

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State, the within named* Mary Sue Owen Renegar and husband, G. W. Renegar,

the bargainors, 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* 20th *day of* June, *19* 77

Mary W. Ankenbauer, *Notary Public*

MARY W. ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 2/8/78

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* .....

JAN 22 8 AM '77
REGISTER'S OFFICE DAVIDSON CO. TENN.
FEE $ 169.00

JAN 22 CONV 62,500.00
REGISTER'S TAX B* 162.50
JAN 22 REGISTER'S FEE B* .50
JAN 22 W/DEED B* 6.00 * 169.00

.....
Notary Public

Commission Expires .....