THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE

BOOK 5172 PAGE 266

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GEORGE W. TELFORD (NAME)	SECURITY FEDERAL (NAME)	52-4
204 MANZANO ROAD (STREET ADDRESS OR ROUTE NUMBER)	4235 HILLSBORO ROAD (STREET ADDRESS)	Pcl. 53
MADISON, TENNESSEE 37115 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees herein, the receipt of which is hereby acknowledged, we

Jack Driver & Sons, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

George W. Telford, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Arrowhead Estates Revised, Section I, of record in Book 4955, page 27, Register's Office of Davidson County, Tennessee.

Said Lot 50 fronts 71.38 feet on the south side of Manzano Road, and runs back between lines 152.13 feet on the westerly side, and 100.13 feet on the easterly side, to a broken line in the rear on which it measures 65.0 feet and 86.18 feet.

Being part of the property conveyed to Jack Driver & Sons, Inc., by deed from Driver Investments, a partnership, of record in book 5155, page 816, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 5154, page 59, Register's Office for Davidson County, Tennessee, and also subject to a 10-foot easement for public utilities along the rear (both segments) line of premises and drainage and anchor easement located on premises, 20-foot building set-back line from Manzano Road, and conditions of owner's certificate as shown on Plan of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,950.00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 19 77

Notary Public

My commission expires: 2-10-80
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 204 Manzano Road (House Number) (Street) Madison, Tennessee 37115 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

George W. Telford, his

(successors), heirs and assigns forever. It *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered,* except for the 1977 taxes which have been prorated and assumed by the grantees herein. It *further covenants and binds* itself, its successors and/assigns ~~successors~~ *to warrant and forever defend the title to said real estate to said*

George W. Telford, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 14th *day of* July, 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.*

JACK DRIVER & SONS, INC.

By:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 ..... *Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersgined ....., *a Notary Public of the State and County aforesaid, personally appeared* .....Kenneth Driver..... *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer *of the* Jack Driver & Sons, Inc. *the within named bargainor, a corporation, and that he as such* Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Treasurer

Witness my hand and seal, at office in Nashville, Tennessee *this* 14th *day of* July, *1977*

Wanda Fults .....*Notary Public*

Commission expires 2-10-80

WANDA FULTS NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES FEB. 10, 1980

WARRANTY DEED

FROM

JACK DRIVER & SONS, INC.

TO

GEORGE W. TELFORD

JUL 18 77 CONV 27,950.00
JUL 18 77 S'TAX B* 72.54
JUL 18 77 PRFEE B* .50
JUL 18 77 W'DEED B* 4.00 * 77.04

E 14939

I[illegible] REFERENCE

JUL 18 2 22 PM '77

FE[illegible]

mail ow

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238