WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 77

Notary Public

MY COMMISSION EXPIRES: 5 1980

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Joe Saperstein, Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARL H. CIVILS, Jr. et ux (NAME)	SAME (NAME)	Map 132-1
4101 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 203
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH-6920

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Hudson Coombs, Executor for the Estate of Mary Rye

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl H. Civils, Jr. and wife, Catherine A. Civils

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 57 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows:

BEGINNING at a point in the northwesterly margin of Crestridge Drive at the corner of Lots 56 and 57; thence with the line between said lots northwesterly 196.5 feet to a point; thence northeasterly 210 feet to the southerly margin of Greerland Drive; thence with the margin of the same, southeasterly 175 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the margin of Crestridge Drive; thence with the margin of same southwesterly 202 feet to the point of beginning.

BEING the same property conveyed to Emmett L. Rye and wife, Mary L. Rye by deed from Paramount Homes, Inc. of record in Book 1968, page 623, Register's Office for Davidson County, Tennessee. The said Emmett L. Rye having since died leaving his wife, Mary L. Rye, surviving. The said Mary Rye having since died testate with a Will of record, Probate County Court's Office, Davidson County.

unimproved ( )
This is improved (X) property, known as 4101 Crestridge Drive (House Number) (Street) Nashville (P. O. Address) 37204 (City or Town) (Postal Zip)

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. Wherever 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 my hand this 15th day of July, 19 77

EXECUTOR FOR THE ESTATE OF MARY RYE

Hudson Coombs

BY: HUDSON COOMBS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Kristiansen, a Notary Public in and for said County and State, the within named Hudson Coombs, Executor of the Estate of Mary Rye

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, Tenn. this 15th day of July, 1977

Commission Expires 5-10-81

Jack Kristiansen
Notary Public

JOE SAPERSTEIN ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

E 15074

IDENTIF. REFERENCE

JUL 19 9 40 AM '77

REGISTER
DAVIDSON CO., TENN.

JUL 19 77	CONV	49,500.00			
JUL 19 77	S'TAX		B*	126.10	
JUL 19 77	PR'FEE		B*	.50	
JUL 19 77	W'DEED		B*	4.00	* 130.60

WARRANTY DEED

FROM

HUDSON COOMBS, Executor for the Estate of Mary Rye

TO

EARL H. CIVILS, JR. and wife, CATHERINE A. CIVILS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York