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

BK 5175 PAGE 661

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LESLIE R. BEARDEN	SECURITY FEDERAL SAVINGS & LOAN	Map 43-16
(NAME) 1040 MALLOW DRIVE	(NAME) 4235 HILLSBORO ROAD	Par. 161
(STREET ADDRESS OR ROUTE NUMBER) MADISON, TENNESSEE 37115	(STREET ADDRESS) NASHVILLE, TENNESSEE 37215	jfc
(CITY) (P. O ZONE) (STATE)	(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 considerations paid by the grantees herein, 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

Leslie R. Bearden and wife, Martha A. Bearden, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Arrowhead Estates Revised, Section 1, as of record in Book 4955, page 27, Register's Office for said County.

Said Lot No. 38 fronts 47.36 feet on the southwesterly side of Mallow Drive, 80.37 feet on the northerly side of Warrior Road, and 39.27 feet around a curve at the intersection of said road and drive and extends back 90 feet on the westerly line and 133.65 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Jack Driver & Sons, Inc., a Tennessee Corporation, by deed from Driver Investments, a partnership of record in Book 5115, 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 subject to a 10-foot easement for public utilities along the rear line of premises, 10-foot building set-back line from Warrior Road, and 20-foot building set-back line from Mallow Drive, and conditions of owner's certificate as shown 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 $29,325.00

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

Affiant Leslie R. Bearden

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

Notary Public Wanda Dill

This is unimproved ( ) improved (X) property, known as 1040 Mallow Drive (House Number) (Street) Madison, Tenn. 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

Leslie R. Bearden and wife, Martha A. Bearden, their

(successors), heirs and assigns forever. it *covenant* s *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 unencumbered.* except for the 1977 taxes which have been prorated and assumed by the grantees herein.

It *further covenant* s *and bind* s itself, its successors and assigns ~~heirs and assigns~~, *to warrant and forever defend the title to said real estate to said*

Leslie R. Bearden and wife, Martha A. Bearden, their

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

Witness my *hand this* 19th *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: Jack Driver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5175 PAGE 662

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 undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* ..... Jack Driver ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President, ... *of the* Jack Driver & Sons, Inc. ....., *the within named bargainor, a corporation, and that* he *as such* President ....., *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* President .....

Witness my hand and seal, at office in Nashville, Tennessee ....., *this* 19th *day of* July ....., *19* 77

Wanda Tutt ..... *Notary Public*

Commission expires 2-10-80 .....

WARRANTY DEED

FROM

JACK DRIVER & SONS, INC.

TO

LESLIE R. BEARDEN ET UX

1040 Mallow Drive

Madison, Tennessee 37115

JUL 26 77	CONV	29,325.00			
JUL 26 77	S'TAX		B*	76.18	
JUL 26 77	PR'FEE		B*	.50	
JUL 26 77	W'DEED		B*	4.00	* 80.68

E 16511

IDENTIF. REFERENCE

JUL 26 1 45 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238