BOOK 5185 PAGE 77 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Larry Crist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 4-22-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bernard M. Rosenblum, Attorney, 18th Floor - L & C Tower, Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry Crist, et ux (NAME) | First Federal Savings & Loan Assoc (NAME) | Map 129- 10 |
| 117 Carnavon Parkway (STREET ADDRESS OR ROUTE NUMBER) | 236 - 4th Avenue, North (STREET ADDRESS) | Par. 83 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 8D-76880 |

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, MAI B. KLEIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY CRIST and wife, JULIE F. CRIST

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. 16 on the Plan of West Meade Park, Section 1, as of record in book 2900, pages 103 and 104, Register's Office for Davidson County, described as follows:

Beginning on the easterly margin of Clearbrook Drive at the corner of lots Nos. 16 and 17; thence with the line between said two lots eastwardly 157 feet to the corner of lots Nos. 15, 16 and 17; thence with the line between lots Nos. 15 and 16 northerly 201 feet to the southerly margin of Carnavon Parkway; thence with the same westwardly 209.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwestwardly 41.8 feet to the easterly margin of Clearbrook Drive; thence with the same southerly 167.9 feet to the beginning.

Being the same real property conveyed to Milton A. Klein and wife, Mai B. Klein, by deed from Paul G. Mills and wife, Dorothy B. Mills, of record in Book 4262, page 289, Register's Office for said county,

And being the same property conveyed to Jack W. Robinson, Trustee by quitclaim deed from Milton A. Klein and wife, Mai B. Klein and then quitclaimed from Jack W. Robinson, Trustee to Mai B. Klein, all of record in Book 4877, pages 137 and 138, Register's Office for said county.

This conveyance is made subject to 10-foot easement for public utilities along southerly line of premises, overhang easement across northerly and westerly lines of premises, 60-foot building setback line from Carnavon Parkway and 50-foot building setback line from Clearkbrook Drive, and conditions of owners certificate, as shown on plan of record in book 2900, pages 103 and 104; and to restrictive covenants of record in book 3102, page 381, and all restrictions of record, said Register's Office.

This is unimproved ( ) improved (X) property, known as 117 Carnavon Parkway, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (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 26th day of July, 1977

Mai B. Klein
MAI B. KLEIN

Milton A. Klein
MILTON A. KLEIN*

*Milton A. Klein joins in this conveyance for the sole purpose of conveying any interest which he may have in the property by virtue of being the husband of Mai B. Klein.

FLORIDA

STATE OF ~~TENNESSEE~~
~~Davidson~~ County
Sarasota

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Personally appeared before me, CARYL ANN HAVENER, a Notary Public in and for said County and State, the within named Mai B. Klein and Milton A. Klein

the bargainor S, 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 Sarasota, Florida ~~Tennessee~~, this 26th day of July 19 77

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Commission ~~Expires~~ EXPIRES NOV. 5, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Caryl Ann Havener
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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

E20876

# WARRANTY DEED

FROM

MAI B. KLEIN

TO

LARRY CRIST and wife,
JULIE F. CRIST

(REGISTER:
~~Please return by mail to:~~

~~BERNARD M. ROSENBLUM~~
~~Attorney at Law~~
~~18th Floor Life & Casualty Tower~~
~~Nashville, Tennessee 37219~~)

IDENTIF. REFERENCE

AUG 17 12 40 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| AUG 17 77 | CONV | 75,000.00 | | |
| AUG 17 77 | S TAX | | B* | 195.00 |
| AUG 17 77 | PR FEE | | B* | .50 |
| AUG 17 77 | W DEED | | B* | 4.00 |
| | | | * | 199.50 |

File 1st Federal

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.