This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5195 PAGE 29

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Bryant, et ux (NAME)	Baker Mortgage Corporation (NAME)	Map 160-2
898 Forest Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway N.E. (STREET ADDRESS)	Parcel 9
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30345 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Thomas E. Bryant and wife, Patricia R. Bryant and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. Franklin McCreary and wife, Martha Jean T. McCreary,

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Bryant and wife, Patricia R. Bryant,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Forest Acres Subdivision, Section 3, as of record in Book 1424, page 56, Register's Office for said County, described as follows:
Beginning on the westerly margin of Forest Acres Drive at the corner of Lots Nos. 36, 37; thence with the line between said two lots westerly 323.8 feet; thence south 39 deg. 10' east 37 feet; thence south 54 deg. 09' west 39.4 feet; thence south 2 deg. 45' west 81.6 feet; thence south 87 deg. 12' east 290.6 feet to the westerly margin of Forest Acres Drive; thence with the same northerly 183.6 feet to the beginning.

Being the same property conveyed to J. Franklin McCreary and wife, Martha Jean T. McCreary, by deed from Frank Merhoff and wife, Glenda D. Merhoff, of record in Book 4565, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for public utilities, a building setback line, and conditions of owner's certificate, as shown in Book 1424, page 56; a perpetual easement of record in Book 1540, page 426, 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 $ 61,900.00

Subscribed and sworn to before me, this the 8th day of September 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Elsie

This is unimproved ( ) improved (X) property, known as 898 Forest Acres Drive, Nashville, Tennessee 37220.
(House Number) (Street) 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 Thomas E. Bryant and wife, Patricia R. Bryant, their *(successors), heirs and assigns forever.* We *covenant that* we are *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 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Bryant and wife, Patricia R. Bryant, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 8th *day of* September, 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.*

J. Franklin McCreary

Martha Jean T. McCreary

BOOK 5195 PAGE 30

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enzey, *a Notary Public in and for said County and State,* J. Franklin McCreary and wife, Martha Jean McCreary,

*the within named 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 Nashville, Tennessee,
this 8th *day of* September, *19*77.

Mary Enzey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE TENNESSEE

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*.....

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

G-232714

WARRANTY DEED

FROM

J. Franklin McCreary, et ux

TO

Thomas E. Bryant, et ux

E 2 5 1 5 2

IDENTIFICATION REFERENCE

SEP 9 12 17 PM '77

DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SEP-97	CONV	61,500.00			
SEP-97	S'TAX		B*	159.90	
SEP-97	PR'FEE		B*	.50	
SEP-97	W'DEED		B*	4.00	* 164.40