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

BOOK 5196 PAGE 20

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Edward Pierce, et ux	Fidelity Federal S & L Assn.	Map 136-16
(NAME)	(NAME)	
1138 Brookwood Lane	401 Union	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Charles Edward Pierce and wife, Sandra B. Pierce and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration, the said Charles Edward Pierce and wife, Sandra B. Pierce have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $54,000.00, secured by Deed of Trust of record in Book 5048, page 602, Register's Office for Davidson County, Tennessee.

We, Richard Andrew Garverick and wife, Mary Virginia Garverick,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Edward Pierce and wife, Sandra B. Pierce,

their *(successors), heirs and assigns,*

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

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 11 of Block "A" on the Map of Gateway Acres, a part of the Overton Lea Estates, of record in Book 974, page 73, Register's Office for said County, described as follows: Beginning at a point on the northerly margin of Brookwood Lane 257.0 feet westerly from the westerly margin of Sewanee Road, the southwest corner of Lot No. 12 of said Block; thence north 7 deg. 42' east, with the line between Lots Nos. 11 and 12, 175.6 feet to the common corner of Lots Nos. 11, 12 and 13; thence North 53 deg. 20' west, with the line between said lots Nos. 11 and 13, 136 feet to the southeast corner of Lot No. 14 of said Block; thence north 82 deg. 18' west, with the line between said lots 11 and 14, 174.7 feet to the common corner of Lots Nos. 10, 11, 14 and 15 of said block; thence south 7 deg. 48' west, with the line between said lots Nos. 10 and 11, 235.9 feet to Brookwood Lane; and thence south 81 deg. 13' east, with the northerly margin of said Brookwood Lane, 294.1 feet to the beginning.
Being the same property conveyed to Richard Andrew Garverick and wife, Mary Virginia Gaverick by deed from William Frederick Jones and wife, Anne Poteet Jones, of record in Book 5048, page 600, Register's Office for said County.

This conveyance is made subject to an easement for sanitary sewers and/or storm drainage, of record in Book 5045, page 996; a 75-foot setback line, a 10-foot bridle path easement and conditions of owner's certificate, as shown on plan of record in Book 974, page 73; and restrictive covenants of record in Book 1066, page 402, and Book 1181, page 78, 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 $ 72,000.00

Subscribed and sworn to before me, this the 9th day of Sept 19 77

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

x Sandra B. Pierce
Affiant

Mary Ensey
Notary Public

This is unimproved ( ) improved (XX) property, known as 1138 Brookwood Lane, Nashville, Tennessee
(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 Charles Edward Pierce and wife, Sandra B. Pierce,

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Edward Pierce and wife, Sandra B. Pierce,

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

Witness our hand S this 9th day of Sept., 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.*

Richard A. Garverick

Mary Virginia Garverick

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsley, *a Notary Public in and for said County and State,* Richard Andrew Garverick and wife, Mary Virginia Garverick,

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* 9th *day of* Sept., *19* 77.

Mary Emsley
Notary Public

Commission expires 4/21/80

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, TENN. 37238

C-232809

WARRANTY DEED

FROM

Richard Andrew Garverick, et ux

TO

Charles Edward Pierce, et ux

SEP 13 77	CONV	72,000.00			
SEP 13 77	S'TAX		B*	187.20	
SEP 13 77	PR'FEE		B*	.50	
SEP 13 77	W'DEED		B*	4.00	* 191.70

E 25639

IDENTIF. REFERENCE

SEP 13 12 04 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238