BOOK 5201 PAGE 755

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert E. Gregory and wife, Betty J. Gregory	First Federal Savings & Loan	83-12-82
(NAME)	(NAME)	
2509 Brittany Drive	Fourth and Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 3416, page 427, Register's Office for Davidson County.

I, William H. Boner, a single person,

have this day bargained and sold, and do hereby transfer and convey unto the said Albert E. Gregory and wife, Betty J. Gregory, their

~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 169 on the Plan of Eastland Acres, Section III, as of record in Book 2331, page 41, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Brittany Court at the corner of lots 168 and 169; thence with the line between said lots, easterly 179.3 feet to a point; thence southerly 193 feet to the north margin of Brittany Drive; thence with the margin of the same westerly 160.2 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the easterly margin of Brittany Court; thence with the margin of the same, northerly 168.4 feet to the point of beginning.

BEING the same property conveyed to William H. Boner by deed from Dolores J. Brocato, of record in Book 4571, page 965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 23 day of Sept 19 77

Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2509 Brittany Drive, 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 Albert E. Gregory and wife, Betty J. Gregory, their

~~successors~~ *heirs and assigns forever.* I *covenant that* I am *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 as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert E. Gregory and wife, Betty J. Gregory, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 23 *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.*

William H. Boner

William H. Boner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V Crawford Jr *, a Notary Public in and for said County and State,* William H. Boner

the within named 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 *this* 23 *day of* Sept *, 19* 77

Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF 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 .....

(cont.)

(2) Deed of Trust of record in Book 3416, page 427, said Register's Office.
(3) Restrictive covenants recorded in Book 2284, page 612, Book 2335, page 386, and made applicable in Book 2438, page 176, Register's Office for said County.
(4) The Plan of record in Book 2331, page 41, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Brittany Court and Brittany Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

SEP26	CONV	35,000.00			
SEP26	S'TAX		B*	91.00	
SEP26	PR'FEE		B*	.50	
SEP26	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM
William H. Boner
TO
Albert E. Gregory and wife,
Betty J. Gregory

E 27834

IDENTIF. REFERENCE

SEP 26 1 38 PM '77

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238