WARRANTY DEED

BOOK 5245 PAGE 746

FROM WAYNE L. AND WIFE, JANICE C. ERICKSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	WARREN E. PETERSON 997 Windrowe Drive Nashville, Tennessee 37205	
SEND TAX BILLS TO:	THIRD NATIONAL MORTGAGE COMPANY P.O. Box 2628 Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 115-2-126

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IDENTIF. REFERENCE

JAN 24 1 50 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00 ..... Affiant Warren E. Peterson

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...24th. day of January, 1978

Thomas D. Gupton ..... NOTARY PUBLIC

DATE COMMISSION EXPIRES Nov 12 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS .....

..... ($10.00) ..... DOLLARS

Cash in hand paid by Warren E. Peterson, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged.

JAN 24 78	CONV	60,000.00			
JAN 24 78	S'TAX		B*	156.00	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 160.50

WAYNE L. AND WIFE, JANICE C. ERICKSON,

..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WARREN E. PETERSON, UNMARRIED, GRANTEE,

HIS ..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in .....DAVIDSON... County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Hills Second Addition, as of record in Book 4460, page 178, Register's Office for said County.

SAID Lot No. 3 fronts 79.41 feet on the westerly margin of Windrowe Drive and extends back 231.76 feet on the southerly line and 240.61 feet on the northerly line to a line in the rear measuring 98 feet thereon.

BEING the same prooerty conveyed to Wayne L and wife, Janice C. Erickson by deed from Davidson Road Corporation, of record in Book 4897, page 585, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 4701, page 858, said Register's Office; (2) owner's certificate contained in Plan of record in Book 4460, page 178, said Register's Office, showing a 40 foot minimum building setback line from Windrowe Drive and a 10 foot easement for public utility purposes along the rear line of said lot; (3) A 5 x 25 foot utility anchor easement located on the front line of said lot; (4) A 20 foot sewer easement across the rear portion of said lot and across the northeast corner of said lot as shown on said Plan; (5) Nashville Electric Service easement across the front portion of premises as shown on said Plan, of record in Book 2736, page 23, said Register's Office.

Lisa #2
RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 997 Windrowe Drive, Nashville, Tennessee, 37205
Number Street City State 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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S. this 24 day of JANUARY, 1978

Wayne L. Erickson
WAYNE L. ERICKSON

Janice C. Erickson
JANICE C. ERICKSON

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

WAYNE L. AND WIFE, JANICE C. ERICKSON,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument, for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 24 day of JANUARY 19 78

NOV 12, 1980
Commission Expires

Thomas D. Guyton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the

, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)