THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

FORM NO. WD-1

BOOK 5249 PAGE 673

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb 1978.

Notary Public

MY COMMISSION EXPIRES: 2/25/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Action Builders, Inc. (NAME)	same (NAME)	162-10
1606 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 144 & 145
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, George R. Woods, John W. Gregory, Jr. and Richard Bishop,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Action Builders, Inc., a Tennessee corporation,

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:

LAND in Davidson County, Tennessee, being Lot Nos. 144 and 145 on the Plan of Brookview Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

SAID Lot No. 144 fronts 80.00 feet on the southerly side of Brookview Drive and extends back 136.49 feet on its easterly line and 130.00 feet on its westerly line, to a line in the rear measuring 80.26 feet thereon.

SAID Lot No. 145 fronts 80.00 feet on the southerly side of Brookview Drive and extends back 130.00 feet on its easterly line and 128.28 feet on its westerly line, to a line in the rear measuring 106.50 feet thereon.

BEING part of the same property conveyed to George R. Woods, John W. Gregory, Jr. and Richard Bishop by deed from George W. Jones, Jr., and wife, Margaret E. Jones of record in Book 5174, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be assumed by Grantees.
(2) Restrictive covenants contained in instrument of record in Book 4689, page 561, said Register's Office.
(3) The Plan of record in Book 4460, page 163, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Brookview Drive and a 10-foot easement for public utility purposes along the rear lines of said lots, and a 20-foot sewer easement, 10 feet

(CONTINUED)

unimproved XX)
This is improved ( ) property, known as Lot Nos. 144 and 145, Brookview Estates, Section 2
(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 our hand S this 2 day of Feb., 1978

George R. Woods
Patricia R. Woods
Rita D. Bishop

John W. Gregory, Jr.
Richard Bishop

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named George R. Woods, John W. Gregory, Jr., Richard Bishop, Rita D. Bishop, and Patricia R. Woods

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 Nashville, Tennessee, this 2nd day of Feb. 1978

Commission expires 2/25/81

Joan K. Savage
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

George R. Woods, John W. Gregory, Jr. & Richard Bishop

TO

Action Builders, Inc., a Tennessee Corporation

Mail To: Action Realty 1600 Murfreesboro Rd. Nashville, Tenn. 37217

FEB 6 9 19 AM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(CONTINUED)

each side of the common boundary line between said lots; and a 2 1/2 x 25-foot utility anchor and drainage easement located on the northwest front corner of said Lot No. 145.

The said Rita D. Bishop, wife of Richard Bishop, and Patricia R. Woods. wife of George R. Woods, join in the execution of this instrument for the purpose of conveying any interest they might have in said property by reason of the marital status.

FEB-6-78	CONV	11,900.00			
FEB-6-78	S'TAX		B*	30.94	
FEB-6-78	PR'FEE		B*	.50	
FEB-6-78	W'DEED		B*	4.00	* 35.44