010978:jl

Map 34-13
Par-127 2nd

SEND TAX BILL TO:
Onnie L. Gregory etux
764 Tulip Grove Rd.
Hermitage, Tenn 37076

THIS INSTRUMENT PREPARED BY
KELLY, HARSH & KELLY
ATTORNEYS AT LAW
GALLATIN, TENN.

BOOK 5252 PAGE 516

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOURTEEN THOUSAND SEVEN HUNDRED EIGHTEEN AND 60/100 ($14,718.60) DOLLARS, paid and to be paid as hereinafter set forth, WE, ONNIE L. GREGORY, SR. AND WIFE, ALVIN GREGORY, have this day bargained and sold and by these presents do hereby transfer and convey unto ONNIE L. GREGORY, JR. AND WIFE, JACKIE GREGORY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 31 on the Plan of Eastlawn Subdivision, Block "B", as of record in Book 547, page 153 and 154, Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.

BEING the same property conveyed to O. L. Gregory and wife, Alvin Gregory by deed from Administrator of Veteran's Affairs on February 15, 1977, and of record in Deed Book 5116, page 943, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said ONNIE L. GREGORY, JR. AND WIFE, JACKIE GREGORY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1978 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said ONNIE L. GREGORY, JR. AND WIFE, JACKIE GREGORY, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT AS hereinafter set forth.

OF SAID CONSIDERATION of FOURTEEN THOUSAND SEVEN HUNDRED EIGHTEEN AND 60/100 ($14,718.60) DOLLARS, the sum of THREE HUNDRED ($300.00) DOLLARS, has this day been paid in cash the receipt of which is hereby acknowledged, and for the balance of said consideration the said ONNIE L. GREGORY, JR. AND WIFE, JACKIE GREGORY, have this day assumed and agree to pay the sum of FOURTEEN THOUSAND FOUR HUNDRED EIGHTEEN AND 60/100 ($14,418.60) DOLLARS, which is the balance owing on a certain promissory note according to the terms thereof executed by ONNIE L. GREGORY, SR. AND WIFE, ALVIN GREGORY, secured by a deed of trust being dated February 18, 1977 and of record in Mortgage Book 5116, page 945, Register's Office of Davidson County, Tennessee in the original sum of FOURTEEN THOUSAND FIVE HUNDRED ($14,500.00) DOLLARS payable to Administrator of Veteran's Affairs.

THE GRANTEE further hereby assumes the obligations of ONNIE L. GREGORY, SR. AND WIFE, ALVIN GREGORY, under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

WITNESS our hands this 24th day of January, 1978.

Onnie L. Gregory, Sr.
ONNIE L. GREGORY, SR.

Alvin Gregory
ALVIN GREGORY

E 5046.1

IDENTIF. REFERENCE

FEB 14 11 16 AM '78

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

STATE OF TENNESSEE

COUNTY OF SUMNER

BOOK 5252 PAGE 518

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ONNIE L. GREGORY, SR. AND WIFE, ALVIN GREGORY, the bargainors, 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 Gallatin, Tennessee, on this the 26 day of January, 1978.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/27/81.

HAROLD D. SCOTT, JR. NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $14,718.60 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 14th day of February, 1978.

NOTARY PUBLIC

~~MY COMMISSION EXPIRES:~~ _____.

| | | | | | |
|---|---|---|---|---|---|
| FEB 14 78 | CONV | 14,718.60 | B* | 38.22 | |
| FEB 14 78 | S'TAX | | B* | .50 | |
| FEB 14 78 | PR'FEE | | B* | 6.00 | |
| FEB 14 78 | W'DEED | | B* | .30 | 45.02 |
| FEB 14 78 | MISC | | | | |