BOOK 5253 PAGE 153

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Steven P. Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, 807 AMERICAN TRUST BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Waters (NAME)	First Federal Savings & Loan Assoc. (NAME)	16-93
Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	10 D 04930
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, EDWARD GRIGSBY BRACY JR., ET UX HAZEL WALKER BRACY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN P. WATERS ET UX ALICE J. WATERS

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:

BEING Lot No. 1 on the Plan of the Edward G. Bracy, Jr. property as of record in Book 4470, page 19, Register's Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated February 4, 1978 as follows:

BEGINNING at a point in the northeasterly margin of Union Hill Road, said point being 2,100 feet more or less southeasterly from Ridgewood Road, thence, north 58° 00' E 395.0 feet to a point, thence south 32° 39' E 221.7 feet to a point, thence south 58° 00' W 395.0 feet to a point in the northeasterly margin of Union Hill Road, thence with the northeasterly margin of Union Hill Road north 32° 39' W 221.7 feet to the point of beginning.

BEING the same property conveyed to Edward Grigsby Bracy, Jr., et ux Hazel Walker Bracy by deed from Allen P. Connell et ux Mae C. Connell of record in Book 1675, page 11, said Register's Office.

THIS CONVEYANCE is made subject to any and all easements and restrictions of record, ~~especially those restrictions of record in Book 4766, page 211~~ and the Plan of record in Book 4470, page 19, said Register's Office.

H.B. E.G.B. Restrictions Do not apply

Edward Grigsby Bracy, Jr., and E. G. Bracy are one and the same person.

H.B. E.G.B.

This is unimproved ( ) improved (X) property, known as ~~Lot 1, Lama Terra Subdivision~~ Lot 1 Edward G. Bracy Jr. Property Nashville, Tennessee
(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 10th day of February, 1978.

Edward Grigsby Bracy Jr.
EDWARD GRIGSBY BRACY, JR.

Hazel Walker Bracy
HAZEL WALKER BRACY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Grigsby Bracy, Jr., et ux Hazel Walker Bracy

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 10th day of February 1978.

Commission expires Nov 12, 1978

William B. Gregory
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
EDWARD GRIGSBY BRACY, JR., ET UX

HAZEL WALKER BRACY

TO
STEVEN P. WATERS ET UX

ALICE J. WATERS

E 50736

IDENTIF. REFERENCE

FEB 15 2 15 PM '78

FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

mail: 1st Federal
3939 Galleria Rd.
Dearborn, Mi 48126

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 15 78	CONV	65,000.00			
FEB 15 78	S'TAX		B*	169.00	
FEB 15 78	PR'FEE		B*	.50	
FEB 15 78	W'DEED		B*	4.00	* 173.50