THIS INSTRUMENT PREPARED BY:
Larry L. Westbrook, Attorney
Richard Jones Road
Nashville, Tenn. 37215

WARRANTY DEED

BOOK 5254 PAGE 45

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles W. Bartlett, Jr.	Security Federal Savings & Loan Assn.	Map 52-4
(NAME)	(NAME)	
236 Manzano Road	P O Box 15917-4235 Hillsboro Road	Parcel 82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and no/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jack Driver and Sons, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles W. Bartlett, Jr. and wife, Karen S. Bartlett

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Arrowhead Estates, Section 2, as of record in Book 5050, Page 83, said Register's Office.

Said Lot No. 55 fronts 65 feet on the southerly side of Manzano Road and extends back 131.86 feet on the easterly line and 132.27 feet on the westerly line to a dead line measuring 69.85 feet thereon.

Being part of the property conveyed to Jack Driver & Sons, Inc. by deed from Driver Investments, a partnership, of record in Book 5115, Page 816, said Register's Office.

This conveyance is made subject to restrictions filed for record in Book 5154, Page 59, and made applicable in Book 5169, Page 691, said Register's Office; also subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on Plan of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,450.00

Subscribed and sworn to before me, this the 13th day of February, 19 78

Affiant

My commission expires: 12-3-78
(Affix Seal)

Notary Public

This is (unimproved / improved (X)) property, known as 236 Manzano Road, Madison, Tennessee 37115
(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

Charles W. Bartlett, Jr. and wife, Karen S. Bartlett

their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for the 1978 taxes, which have been prorated and assumed by the grantees herein,

further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Charles W. Bartlett, Jr. and wife, Karen S.

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 13th *day of* February, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK DRIVER AND SONS, INC.

By: Kenneth Driver

Kenneth Driver, Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* ....him....*self to be* Treasurer ..... *of the* Jack Driver and Sons, Inc. ....., *the within named bargainor, a corporation, and that* ....*he as such* Treasurer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....him....*self as* Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 13th *day of* February, *19*78.

John T. Holland III .....*Notary Public*

Commission expires 12-3-78

J. T. HOLLAND, II * NOTARY PUBLIC AT LARGE * DAVIDSON COUNTY * TENNESSEE

FEB 17 78	CONV	31,450.00				
FEB 17 78	S'TAX		B*	81.64		
FEB 17 78	PR'FEE		B*	.50		
FEB 17 78	W'DEED		B*	4.00	*	86.14

WARRANTY DEED

FROM

TO

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IDENTIF. REFERENCE

FEB 17 8 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238