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THIS INSTRUMENT PREPARED BY:
ROY A. MILES, JR., ATTORNEY
1406 Nashville City Bank Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard D. Drake (NAME:)	Bernard D. Drake (NAME:)	42-15
105 Graycroft Road (STREET ADDRESS OR ROUTE NUMBER)	105 Graycroft Road (STREET ADDRESS)	Par 31W
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00) *DOLLARS*

and other good and valuable consideration, including the assumption of the balance owing on a Deed of Trust Note in the original amount of $16,400.00, payable at the rate of $90.69 per month issued November 10, 1961, secured by a Deed of Trust on the herein described property, all of which consideration receipt of which is hereby acknowledged.

We, Alex M. Drake and wife, Mary E. Drake
/ *have bargained and sold, and by these presents do transfer and convey unto the said* Bernard D. Drake, an unmarried person
His *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, as follows:

BEGINNING on the easterly margin of Graycroft Road, at a point 120 feet south of the southwest corner of property conveyed to J. T. Dennis and wife, from Cumberland Development Co., of record in Book 2017, page 238, Register's Office for Davidson County, Tennessee; thence south 87 degrees 15 minutes east 270 feet to a point on the western boundary line of Lot No. 35, Block "C" on the Plan of Marthonna, not of record; thence with the westerly boundary line of Lots Nos. 35 and 40, inclusive; south 2 degrees 50 minutes west 110 feet; thence north 87 degrees 15 minutes west 270 feet to the easterly margin of Graycroft Road; thence with the same, north 2 degrees 45 minutes east 110 feet to the beginning.

Being the same property conveyed from Charles Roy Davis and Ellen Ann Davis to Alex M. Drake and wife, Mary E. Drake, of record in Book 3618, page 37, 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 $ 30,000.00

Subscribed and sworn to before me, this the 27 day of [illegible] 1978

Affiant

My commission expires: 11-17-79 (Affix Seal)

Notary Public

SANDRA LAWRENCE
NOTARY
PUBLIC
AT
LARGE

unimproved ( )
This is improved (X) property, known as 105 Graycroft Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard D. Drake his *heirs and assigns, forever.*

And we *do covenant with the said* Bernard D. Drake *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Alex M. Drake and wife, Mary E. Drake *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bernard D. Drake his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alex M Drake
ALEX M. DRAKE

Mary E. Drake
MARY E. DRAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ALEX M. DRAKE and wife MARY E. DRAKE .....

.....

.....

*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 ....., *Tennessee, this* ..... *day of* ....., *19*....

..... *Notary Public.*

Commission Expires ..... .

STATE OF .....
COUNTY OF .....

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

.....

.....

the 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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires ..... .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *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* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* ..... .

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires ..... .

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WARRANTY DEED

FROM

Alex M. Drake, et ux

TO

Bernard D. Drake

E 5 5 8 0 0

IDENTIFICATION

MAR 22 11 23 AM '78

FELIX V. [illegible], REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

MAR 22 78	CONV	30,000.00				
MAR 22 78	S'TAX		B*	78.00		
MAR 22 78	R'FEE		B*	.50		
MAR 22 78	W'DEED		B*	8.00	*	86.50