BOOK 5282 PAGE 718

78-5-17
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,173.89

Loyd F. Umstead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 78

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loyd F. Umstead, et ux (NAME)	Third National Bank (NAME)	162-6-105
170 Old Tuscumlum Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	5DU-52806
Antioch, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, RICHARD A. GROSE and wife, KAY GROSE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOYD F. UMSTEAD and wife, CLAUDIA D. UMSTEAD,

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. 8 on the Plan of Old Tusculum Road Heights of record in Book 4300, page 45, said Register's Office, described as follows:

SAID Lot No. 8 fronts 60 feet on the northerly side of Old Tusculum Road and extends back 174.64 feet on the easterly line and 178.98 feet on the westerly line to a dead line in the rear measuring 60.16 feet thereon.

BEING the same property conveyed to Richard A. Grose and wife, Kay Grose, by deed from Billie K. Banks and wife, Pamela W. Banks, of record in Book 5089, page 622, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4409, page 223, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Third National Bank in the original principal amount of $27,000.00 of record in Book 5089, page 624, said Register's Office.

This is unimproved ( ) improved (X) property, known as 170 Old Tusculum Road, Antioch, TN
(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 5th day of May, 19 78

Richard A. Grose
RICHARD A. GROSE

Kay Grose
KAY GROSE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Grose and Kay Grose

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 5th day of May, 19 78

Commission expires 6/7/80

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

FILE IN BOX 4

WARRANTY DEED

FROM
RICHARD A. GROSE and wife,
KAY GROSE

TO
LOYD F. UMSTEAD and wife,
CLAUDIA D. UMSTEAD

E 6 4 1 0 5

IDENTIF. REFERENCE

MAY 8 2 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8 78					
MAY-8 78	S'TAX	CONV	35,173.89		
MAY-8 78	PR'FEE			B* 91.52	
MAY-8 78		W'DEED		B* .50	
				B* 4.00	* 96.02

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.