This Instrument Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5296 PAGE 852

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virgil L. Nelson et ux	First Federal Savings and Loan Assoc.	MAP-160
(NAME) 5613 Valley View Rd	(NAME) 236 4th Avenue North	Parcel 114
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn.	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Virgil L. Nelson and wife, Judith S. Nelson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Virgil L. Nelson and wife, Judith S. Nelson have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $54,800.00 secured by deed of trust of record in Book 5186, page 504, Register's Office for Davidson County, Tennessee,

We, Morris F. Schwartz, Jr. and wife, Emily Schwartz

have this day bargained and sold, and do hereby transfer and convey unto the said Virgil L. Nelson and wife, Judith S. Nelson,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the resubdivision of Lots 50, 51, 52, 53, 54 and north 1/2 of 49 of Brentwood Gardens of record in Book 3842, page 61, Register's Office for said County.
Said Lot No. 5 fronts 107.7 feet on the westerly margin of Valley View Road and extends back between lines of 339.9 feet on the northerly line and 436.4 feet on the southerly line to a broken rear line, on which it measures 157.53 feet thereon.

Being the same property conveyed to Morris F. Schwartz, Jr. and wife, Emily Schwartz, by deed from Dorris Dean Barnes and wife, Nell Adele Barnes, of record in Book 5186, page 502, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 140-foot building setback line from Valley View Road, and conditions of Owner's Certificate as shown on Plan of record in Book 3842, page 61, said Register's Office, and restrictive covenants of record in Book 4020, page 59, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 79,500.00

Subscribed and sworn to before me, this the 9th day of June 1978

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

This is improved ( ) unimproved ( ) property, known as 5613 Valley View Road (House Number) (Street) Nashville, Tennessee 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 Virgil L. Nelson and wife, Judith S. Nelson,

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 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Virgil L. Nelson and wife, Judith S. Nelson,

their

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

Witness our hand s this 9th *day of* June, 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.*

Morris F. Schwartz, Jr.

Emily Schwartz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Morris F. Schwartz, Jr. and wife, Emily Schwartz,

the within named 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 Nashville, Tennessee
this 9th *day of* June, *19*78

Doris E. Moran, Notary Public

Commission expires 8/12/81

DORIS E. MORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

JUN 12 78	CONV	79,500.00			
JUN 12 78	S'TAX		B*	206.70	
JUN 12 78	PR'FEE		B*	.50	
JUN 12 78	W'DEED		B*	4.00	* 211.20

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
NASHVILLE, TENN. 37201

WARRANTY DEED
#2-2344/2

FROM
Morris F. Schwartz, Jr. et ux

TO
Virgil L. Nelson et ux

E 7 0 3 5 9

IDENTIF. REFERENCE

JUN 12 8 27 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238