This instrument prepared by:
George E. Mudter, Jr, Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5298 PAGE 365

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Henry S. Queener, Jr. (NAME)	Guaranty Mtg. Co. Div. (NAME)	129-8
1026 Edwin Warner Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	45 Field Book No.
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tn. 37027 (CITY) (ZONE) (STATE)	7DZ-36375

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUN 14 78 CONV 66,495.00
JUN 14 78 S'TAX B* 172.90
JUN 14 78 PR'FEE B* .50
JUN 14 78 W'DEED B* 4.00 * 177.40

JOHN P. McGREW and wife, HEIDI M. McGREW

have this day bargained and sold, and do hereby transfer and convey unto XXXXXX
HENRY S. QUEENER, JR., and wife, GWYNNE L. QUEENER, their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 269 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13, and 14, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John P. McGrew and wife, Heidi M. McGrew, by deed from Leander C. Jones and wife, as of record in Book 4941, page 37, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3466, page 89, Book 3577, page 511, and Book 3702, page 465, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 66,495.00
Subscribed and sworn to before me, this the 5th day of June 19 78
[signature] Affiant
My commission expires: Feb. 3, 1981 (Affix Seal)
[signature] Notary Public

This is unimproved ( ) / improved (XX) property, known as 1026 Edwin Warner Drive, Nashville, Tennessee 37205 (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 Henry S. Queener, Jr., and wife, Gwynne L. Queener, 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 have been prorated and assumed by the Buyer.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry S. Queener, Jr., and wife, Gwynne L. Queener, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *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.*

[signature] Heidi M. McGrew

x [signature] John P. McGrew

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Heidi M. McGrew *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 5th *day of* June, *19* 78

George E. Mudter, Jr. *Notary Public*

Commission expires February 3, 1981

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 .....

STATE OF Florida :

COUNTY OF Dade :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. McGrew, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami, Florida, this 7 day of June, 1978.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES NOVEMBER 14, 1981
BONDED THRU MAYNARD BONDING AGENCY

My Commission expires:

WARRANTY DEED

FROM

JOHN P. McGREW and wife

TO

HENRY S. QUEENER, JR., and wife,

E 71023

IDENTIF. REFERENCE

JUN 14 11 10 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

FILE:
GEORGE E. MUDTER, JR., ATTY.