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BOOK 5233 PAGE 940

# WARRANTY DEED

BOOK 5282 PAGE 605

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wayne R. Michelsen<br>Attorney at Law<br>20 North Wacker Drive<br>Chicago, Illinois 60606 | Employee Transfer Corporation<br>(NAME)<br>2775 Villa Creek Drive, Suite 150<br>(STREET ADDRESS)<br>Dallas, Texas 75234<br>(CITY) (STATE) (ZIP) | 136-7-78 KS<br><br>120 Del Crest Dr.<br>Nashville, Tenn. |

**THIS INDENTURE,** made and entered into this 18th day of April, 19 78, by and between

RICHARD W. JIROUT AND WIFE, FRANCES KATHERINE JIROUT party of the first part, and

EMPLOYEE TRANSFER CORPORATION, an Illinois Corporation party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Priest Lake Park Subdivision, Section 3, as of record in Book 4460, page 5, Register's Office for said County, to which plan reference is here made for a complete description.

Being the same property conveyed to Richard W. Jirout and wife, Frances Katherine Jirout, by deed from Robert J. Hafner and wife, Marjorie A. Hafner, of record in Book 4869, page 975, said Register's Office.

Subject to easements and restrictions of record.

**PROPERTY ADDRESS:** 120 Del Crest Drive, Nashville, Tennessee

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

SUBJECT TO: Deed of trust executed by Robert J. Hafner and wife, Marjorie A. Hafner to Vaden M. Lackey, Jr., Trustee, dated July 15, 1971, and recorded in Book 4520, page 587 Register's Office of Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association of Nashville, the payment of a note for $30,400.00, payable as therein specified, together with any terms, conditions, restrictions, or limitiations recited therein.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

RICHARD W. JIROUT

FRANCES KATHERINE JIROUT

**STATE OF TENNESSEE, COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RICHARD W. JIROUT AND WIFE, FRANCES KATHERINE JIROUT to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

**WITNESS** my hand and Notarial Seal at office this 1 day of MAY 19 78

My commission expires 1-18-82

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $58,583.20 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of May, 19 78

Notary Public

State tax $

Register's fee

Recording fee

Total $

T.G.#

Form 101 by
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

Re record

BOOK 5299 PAGE 941

BOOK 5282 PAGE 606

Rerecord

E 7 1 6 7 0

MAY-8 78 CONV 58,583.00

MAY-8 78 S'TAX B* 152.36

MAY-8 78 PM'FEE B* .50

MAY-8 78 W'DEED B* 4.00 * 156.86

IDENTIF. REFERENCE

JUN 16 4 00 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 16 78 MISC B* 4.00 * 4.00

PLEASE RETURN TO
CHICAGO TITLE INS. CO.

WARRANTY DEED

FROM

TO

E 6 4 0 6 3

IDENTIF. REFERENCE

MAY 8 12 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103