THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney
24th Floor, L & C Tower, Nashville, TN. 37219

WARRANTY DEED

BOOK 5304 PAGE 132

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry M. Rowland, et ux	Harry M. Rowland	145-1
(NAME:)	(NAME:)	
5039 Hillsboro Road	2500 21st Avenue South	P. 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37212	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William J. Gregg and wife, Barbara D. Gregg *have bargained and sold, and by these presents do transfer and convey unto the said* HARRY M. ROWLAND and wife, JANE B. ROWLAND, 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. 1 of the Map of Westwood, City of Forest Hills, Davidson County, Tennessee described by instrument of record in Book 5202, Page 562, Register's Office of Davidson County, Tennessee as follows:

Lot 1 - Beginning at a point in the southerly right-of-way of South Stanford Drive, said point being westerly along said right-of-way 1209.1 feet from the centerline of South Stanford Court and proceeding as follows: Leaving the southerly right-of-way of South Stanford Drive, South 17°-03' West a distance of 458.98' to a point; thence, South 56°-25' East a distance of 334.39' to a point; thence, South 33°-35' West a distance of 40.0' to a point; thence, South 56°-25' East a distance of 90.0' to a point; thence, South 33°-35' West a distance of 119.94' to a point in the northerly line of the Joshua Compton Lands of record in Book 843, Page 47, R.O.D.C.; thence, with said line, North 87°-00' West a distance of 393.20' to a point; thence, leaving said Compton line and with the easterly line of the Map of Westwood of record in Book 974, Page 14, R.O.D.C., North 17°-03' East a distance of 834.5' to a point in the southerly right-of-way of South Stanford Drive; thence, with said right-of-way, South 56°-25' East a distance of 20.98' to the point of beginning and containing 2.59 acres per a plat by Turner Engineering Company dated August 1, 1977.

In addition to the land above described, the following easement is hereby conveyed: Beginning at a point, said point being the southwest corner of the above described tract of land; thence, westwardly North 87°00' West 545.8 ft. more or less to the easterly margin of Hillsboro Road; thence northwardly along said margin 16 ft. to a point; thence eastwardly 545.8 ft.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 25th day of June 19 80

Affiant

My commission expires: 9/4/83 (Affix Seal)

Notary Public

JUSTIN REYNOLDS NOTARY PUBLIC COUNTY, TENN.

more or less to a point, said point being in the westerly margin of Lot No. 1 of the above described corrected resubdivision; thence southwardly along said margin to the point of beginning. This 16 ft. easement is to be used for roadway purposes only as set out in the deed to Paul Dudley Lamson and wife, Alice Deland Lamson from R.D. Stanford, et al of record in Book 1046, Page 13, said Register's Office.

In addition to the land above described, the following easement is also conveyed: Beginning at the northeast corner of the above described Lot No. 1 thence leaving the southerly right-of-way of South Stanford Drive, South 17°-3' West, 458.98 ft. to a point, thence South 56° 25' East, a distance of 20 ft. to a point, thence North 17°03' East, 458.98 ft. to a point in the southerly right-of-way of South Stanford Drive, thence with said right-of-way North 56°25' West a distance of 20.0 ft. to the point of beginning, said property being the westerly 20 ft. of Lot No. 2 of the Map of Westwood, City of Forest Hills, Davidson County, Tennessee as described in instrument of record in Book 5202, Page 562, R.O.D.C. and being a part of the property conveyed to William J. Gregg by installment deed from R. Jack Freeman and wife, Emily Freeman, of record in Book 5187, Page 648, Register's Office of Davidson County, Tennessee. Said easement to be a perpetual easement appurtenant to the above described Lot No. 1 for the purpose of vehicular and pedestrian ingress and egress to and from the aforesaid Lot Nos. 1 and 2 for the use and benefit of the Grantees, and the owners of the aforesaid Lot No. 2, their heirs and assigns over, upon and across said property and specifically for the purpose of providing ingress and egress to said lots by means of a driveway with appropriate landscaping.

This is unimproved (X) improved ( ) property, known as Lot 1, Map of Westwood, South Stanford Drive, Forest Hills
(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 Harry M. Rowland and wife, Jane B. Rowland, their *heirs and assigns, forever.*

And we *do covenant with the said* Harry M. Rowland and wife, Jane B. Rowland *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.*

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* Harry M. Rowland and wife, Jane B. Rowland, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26th *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.*

WILLIAM J. GREGG

BARBARA D. GREGG

Barbara D. Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan Reynolds, a Notary Public in and for said County and State, the within named WILLIAM J. GREGG and wife, BARBARA D. GREGG

the 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 26th day of June, 1978.

Susan Reynolds Notary Public

Commission Expires 9/6/81

SUSAN REYNOLDS * NOTARY PUBLIC * DAVIDSON COUNTY

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.....

WARRANTY DEED

FROM

WILLIAM J. GREGG, ET UX

TO

HARRY M. ROWLAND, ET UX

E 7 3 5 6 9

IDENTIF. REFERENCE

JUN 27 3 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUN27 78	CONV	31,500.00			
JUN27 78 S'TAX			B*	81.90	
JUN27 78 PB'FEE			B*	.50	
JUN27 78	W'DEED		B*	8.00	* 90.40