This instrument was prepared by McMahon, Smith & Jr. Attorney at Law
3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5306 PAGE 740

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jack P. Uetrecht et ux	Guaranty Mortgage Company	Map 102-14
(NAME)	(NAME)	
725 Newberry Road	P. O. Box 786	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Brentwood, TN 37027	8DZ-48365
(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 the said Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Guaranty Mortgage Company, and secured by a deed of trust executed by Larry Stuart Crist and wife, Marie Claire Crist, of record in Book 3650, page 599, Register's Office for Davidson County, Tennessee, which said unpaid balance and all of the incumbrances as stated in the recorded deed of trust the said Grantees hereby agree to assume and promise to pay;

Count R. Boyd, Jr. and wife, Margaret S. Boyd, hereinafter called the Grantors, have ~~has~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Jack P. Uetrecht and wife, Connie L. Uetrecht, herein called the grantees, their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Brookmeade, Section IX, of record in Book 2331, page 34, Register's Office for said County.

Said Lot No. 313 fronts 214 feet on the northwesterly side of Newberry Road and runs back 164.3 feet on the northeasterly line and 418.1 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 322 feet.

Being the same property conveyed to Count R. Boyd, Jr. and wife, Margaret S. Boyd by deed from Larry Stuart Crist and wife, Marie Claire Crist of record in Book 4194, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2436, page 553; said Register's Office; setback lines, easements and other such limitations as shown on the Plan of record in Book 2331, page 34, Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 30th day of June, 19 78

Affiant

My commission expires: Nov 26, 1979
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 725 Newberry Road, Nashville, TN
(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 Grantees, 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 as stated herein and 1978 taxes which have been prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 30th *day of* June, 1978., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Count R Boyd Jr. — COUNT R. BOYD, JR.

Margaret S. Boyd — MARGARET S. BOYD

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Count R. Boyd, Jr. and wife, Margaret S. Boyd

*the within named 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, *this* 30th *day of* June, *19*78.

Notary Public

Commission expires Nov 26, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

E 7467

IDENTIF. REFERENCE

JUL 3 3 01 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUL-3RD	CONV	58,000.00			
JUL-3RD	S'TAX		B*	150.80	
JUL-3RD	P&F FEE		B*	.50	
JUL-3RD	W'DEED		B*	4.00	* 155.30

WARRANTY DEED

FROM
Count R. Boyd, Jr. et ux

TO
Jack P. Uetrecht, et ux

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS