BOOK 5307 PAGE 769

WARRANTY DEED

Address New Owner(s): Clara Marie Harper, et vir
406 Avoca Apt 6-6
Nashville, Tn. 37203

Send Tax Bills To: SAME

Map-Parcel: 104-11-211
24W-04265

THIS INSTRUMENT WAS PREPARED BY: Marbut Glenn Gaston, Jr.,Attorney, 2211 Crestmoor Road, Nashville, Tennessee, 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,600.00.

Clara Marie Harper
Affiant

Subscribed and sworn to before me, this 5th day of July 1978.

Marbut Glenn Gaston, Jr.
Notary Public
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My comm expires: 1-19-81

For and in consideration of the sum of Ten Dollars cash-in hand paid by the hereinafter named GRANTEE(S), and other good and valuable condiderations, the receipt and sufficiency of which the GRANTOR(S) hereby acknowledge, **MARTHA GILLESPIE**, unmarried, hereinafter called the GRANTOR(S) have bargained and sold, and by these presents do transfer and convey unto **CLARA MARIE HARPER and husband, DAVID HUGH BIRNBAUM** hereinafter called the GRANTEE(S), their heirs, successors and/or assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, to wit:

Being Lot No. 1, Block 7, on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 1 fronts 97 feet on the westerly side of Natchez Trace, formerly 28th Avenue South, and extends back 175 feet on the southerly line and 181.5 feet on the northerly line, with the southerly margin of Hillside or Overlook Drive, to a dead line in the rear on which it measures 56 feet.

Being all the same property covneyed to Martha Gillspie by deed from Kenneth B. Sidwell and wife, Margaret S. Sidwell as of record in Book 5248, page 203, Register's Office for said County.

This is improved property known as: 2101 Natchez Trace, Nashville, Tennessee 27212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs, successors, and/or assigns, forever. We do covenant with the said GRANTEE(S) 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, except for the following:

(1) 1978 Property taxes, (2) limitations shown on the plan of record in Book 547, pages 137 and 138, (3) conditions and limitations as listed in Code and Zoning Violation letters as of record in Book 4790, page 546, and Book 5005, page 609, (4) Vendors liens as of record in Book 5030, page 286, and Book 5248, page 203, all references are to the Register's Office for said County.

JUL-6	CONV	26,600.00			
JUL-6 S'TAX			B*	69.10	
JUL-6 PR'FEE			B*	.50	
JUL-6	W'DEED		B*	4.00	*

73.60

It is expressly understood and agreed that as part of the consideration for this transfer is the Grantees agreement to assume and pay the unpaid balances of two (2) certain notes as evidenced by and secured by Vendor's Liens of record in Book 5030, page 286, in the original principal amount of $15,300.00 and in Book 5248, page 203, in the original principal amount of $7,000.00, both in the Register's Office for said County.

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 GRANTEE(S), their heirs, successors, and/or assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of July 19 78, the corporate party, if any, having caused its name to be signed by its duly authorized officer or agent.

Martha Gillespie
MARTHA GILLESPIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA GILLSPIE, the 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 July, 19 78.

My comm. expires: 1-19-81

Notary Public

ARTHUR GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

Jul 6 12 25 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.