WARRANTY DEED

BOOK 5311 PAGE 646

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

John W. Verner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 1978

J. Dyke Tatum
Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERLAN W. VERNER et ux (NAME)	First Southern Savings & Loan (NAME)	Map 130-7
4401 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road, Suite 101B (STREET ADDRESS)	Par. 137
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FH 9605

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID Y. PROCTOR, III and wife, MARY E. PROCTOR,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERLAN W. VERNER and wife, MIMI G. VERNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being a tract of land in the City of Forest Hills, formerly the 7th Civil District of Davidson County, located on the southerly side of Harding Place, being part of Lot No. 12 on the Plan of the Carter and King Lands, of record in Book 57, page 99, Register's Office for said County, described according to a survey made by T.R. Sanford, Surveyor, February 9, 1950, as follows:

BEGINNING at an iron pin on the southerly margin of Harding Place, 508.2 feet westerly from the northwest corner of a tract of land conveyed to "Moody"; thence with the southerly margin of Harding Place south 87 deg. 25' west 135 feet to a point in an old fence; thence with said fence, south 0 deg. 42' west 66.2 feet to a point; thence north 87 deg. 04' west 15.5 feet to a point, and continuing with said fence, south 0 deg. 42' west 412.8 feet to a point in the northerly line of Tyne Meade Subdivision; thence with said line, south 86 deg. 05' east 151.2 feet to a point; thence north 0 deg. 42' east 494.7 feet to the beginning.

BEING all the same property conveyed to David Y. Proctor, III and wife, Mary E. Proctor by deed from E.W. Hackney of record in Book 4603, page 776, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4401 Beacon Drive (House Number) (Street) Nashville (P. O. Address) 37215 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and 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 our hand s this 14th day of July, 19 78

David Y. Proctor III
DAVID Y. PROCTOR, III

Mary E. Proctor
MARY E. PROCTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named David Y. Proctor, III and wife, Mary E. Proctor

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 14th day of July, 1978

Commission Expires 1-18-82

T. Dyke Peters
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such _____ and _____}, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____
Notary Public

E. 7. 6 9. 2. 7.

IDENTIF. REFERENCE

JUL 17 9 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 17 78	CONV	78,500.00			
JUL 17 78	S'TAX		B*	204.10	
JUL 17 78	PR'FEE		B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 208.60

Return to: Box 8
WILKINS, ADAMS, WEEMS & SPICER, ATTYS.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

FROM
DAVID Y. PROCTOR, III and wife,
MARY E. PROCTOR

TO
JERLAN W. VERNER and wife,
MIMI G. VERNER

TITLE INSURED BY POLICY NUMBER:
43-013-23921F

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York