Form No. WD-1

BOOK 5312 PAGE 113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires August 15, 1979

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Fox (NAME)	First Federal Savings & Loan (NAME)	8DZ-67305
6329 Torrington Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Ave. North (STREET ADDRESS)	115-11
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	47

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, ~~XX~~ I, Irwin Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Fox and wife Francis T. Fox

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 Lot No. 69 on the Plan of West Meade Estates, Section 1, as of record in Book 2663, page 110, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Torrington Road, the corner of Lots Nos. 69 and 70; thence east along the southerly margin of said road 162.33 feet to a point, the beginning of a curve; thence around said curve to the right, having a radius of 25 feet, 36.37 feet to a point in the westerly margin of Torrington Court; thence southeasterly along the margin of said Court 150 feet to a point, the corner of Lots. Nos. 69 and 68; thence southwesterly along the lines between Lots Nos. 69 and 68, 290.3 feet to a point, the common corner of Lots Nos. 68, 69, and 70; thence northerly along the line between Lots. Nos. 69 and 70, 248.9 feet to the point of beginning.

Being the same property conveyed to Irwin Ross, a sole and separate estate free from claims of his wife, Ellen N. Ross, by deed from Lawrence E. Levine, Trustee, of record in Book 4493, page 738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
1. 1978 taxes to be prorated and assumed.
2. Restrictive covenant of record in Book 2864, page 348; said Register's Office, by amendment to said restrictive covenants of record in Book 4503, page 111, said Register's Office, item No. 13 a repurchase provision, has been deleted from said restictive covenants. (CONTINUED)

unimproved ( )
This is improved (XX property, known as 6329 Torrington Drive (House Number) (Street) Nashville, TN 37205 (P. O. Address) (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 my hand this 14th day of July, 1978

x Irwin Ross

Irwin Ross

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irwin Ross

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July 19 78

Commission expires My Commission Expires August 15, 1979

Notary Public

STATE OF TENNESSEE
Davidson 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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM Irwin Ross

TO Richard L. Fox

E.7.7.1.4.9

IDENTIF. REFERENCE

JUL 17 2 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 17 78 CONV 91,000.00
JUL 17 78 S'TAX B* 236.60
JUL 17 78 PR'FEE B* .50
JUL 17 78 W'DEED B* 4.00 * 241.10

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

File 1st Fed

3. The Plan of record in Book 2663, page 110, said Register's Office, shows an owner's certificate, a 50-foot minimum building setback lines from Torrington Road and from Torrington Court and a 10-foot easement for public utility purposes along the southerly line of said lot, an 8 x 175-foot overhang easement across portion of lot fronting Torrington Court, and a 25 x 25-foot utility anchor easement located on the northwest corner of said lot.