WARRANTY DEED

RETURN to file #2

BOOK 5320 PAGE 901

FROM ELAINE L. GANICK

ADDRESS NEW OWNER(S) AS FOLLOWS:	WARREN C. ALBERT AND WIFE, JANIS L. ALBERT 4606 Mountain View Drive ~~Brentwood~~ Nashville, Tennessee 37~~027~~ 215
SEND TAX BILLS TO:	GUARANTY MORTGAGE COMPANY 783 Old Hickory Boulevard ~~Brentwood~~ Brentwood, Tennessee 37027
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	145-2-15

{STATE OF TENNESSEE COUNTY OF .....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00 ..... Affiant. Warren C. Albert

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 1978

DATE

..... NOTARY PUBLIC

..... COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Warren C. Albert and wife, Janis L. Albert, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Warren C. Albert and wife, Janis L. Albert to assume and agree to pay the unpaid balance of a loan with First American National Bank in Nashville in the original principal amount of $61,600.00, secured by a deed of trust of record in Book 5051, page 326, Register's Office for Davidson County, Tennessee, payable as therein specified.

ELAINE L. GANICK,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WARREN C. ALBERT AND WIFE, JANIS L. ALBERT, GRANTEES

THEIR ..... their (his, her, its) heirs, successors 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. 326 on the Plan of Seven Hills, Section 8, of record in Book 3300, page 14, Register's Office for said County.

Said Lot No. 326 fronts 120 feet on the southeasterly side of Mountain View Drive and runs back 349.7 feet on the northeasterly line and 272.7 feet on the southwesterly line to a dead line in the rear on which it measures 195 feet.

Being the same property conveyed to Elaine L. Ganick by deed to her and her former husband, Gary Ganick, from Jesse Robert Peel, of record in Book 5051, page 324, Register's Office for Davidson County, Tennessee, the interest of said former husband, Gary Ganick, having been divested from him and vested in the said Elaine L. Ganick by divorce decree of the Circuit Court for said County and State, Case No. 89212, entered in Minute Book 144A, page 347, in the Clerk's Office for said County, and by deed from Donald Arkovitz, Trustee, of record in Book 5253, page 277, said Register's Office.

This conveyance is made subject to a restrictive covenant contained in instrument of record in Book 3277, page 609, said Register's Office and an owner's certificate shown on the recorded plan showing a 125 foot minimum building setback line from Mountain View Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeast and northwest front corners of said lot.

unimproved ( )
This is improved (X) property, known as 4606 Mountain View Drive, Brentwood, Tennessee 37027
Number Street City State 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, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND I, GRATOR do(es) further covenant and bind MYSELF, MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS MY hand this 29th day of JUNE, 19 78

Elaine L. Ganick

ELAINE L. GANICK

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FILED AUG 2 40 PM '78
FELIX T. WILSON II REGISTER DAVIDSON COUNTY, TENN.
IDENT. F. REFERENCE

(STATE OF TENNESSEE ; COUNTY OF DAVIDSON) (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named ELAINE L. GANICK

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 29 day of JUNE 19 78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

(STATE OF ; COUNTY OF) (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CRNY:

this day of 19

AUG-4'78 CONV 89,000.00
AUG-4'78 ST TAX
AUG-4'78 PRFEE
AUG-4'78 WDEED

STATE:
B* 231.40
B* .50
B* 4.00 * 235.90

Commission Expires

Notary Public

(AFFIX SEAL)