BOOK 5321 PAGE 958 **WARRANTY DEED** (4D)

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne R. Michelsen Attorney at Law 20 North Wacker Drive Chicago, Illinoi 60606	Employee Transfer Corporation (NAME) 2775 Villa Creek Drive Suite 150 (STREET ADDRESS) Dallas, Texas 75234 (CITY) (STATE) (ZIP)	62-24956 75-4-97 525 Frankfort Hermitage, TN

THIS INDENTURE, made and entered into this 24 day of July, 19 78, by and between

JAMES A GUST AND WIFE, KAREN H. GUST party of the first part, and

EMPLOYEE TRANSFER CORPORATION, an Illinois Corporation party of the second part

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson State of Tennessee,

Being Lot No. 331, on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 331, fronts on the easterly side of Frnakfort Drive, 95.0 feet and runs back 141.56 feet on the North side line and 145.02 feet on the South side line and measures 99.92 feet across the rear line.
Deed of Trust executed by James A. Gust and Karen H. Gust to James A. Green and Edward Seddon, Atty., Nashville, Tennessee, Trustees, dated August 25, 1971, recorded in Book 4532,page 524.

Subject To: Easements and restrictions of record.

PROPERTY ADDRESS: 525 Frankfort
Hermitage, Tennessee

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

Deed of Trust executed by James A. Gust and wife, Karen H. Gust to James A. Green and Edward Seddon, Atty., Nashville, Tennessee, Trustees, dated August 25, 1971, and recorded in Book 4532, page 524, Register's Office of Davidson County, Tennessee to secure to Thomas & Hill Inc., the payment of a note for $29,450.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James A. Gust
JAMES A. GUST

Karen H. Gust
KAREN H. GUST

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

JAMES A. GUST AND WIFE, KAREN H. GUST to me known to

be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27 day of July 19 78

My commission expires My Commission Expires APRIL 18, 1982

Christine E. Wright
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July 19 78

Notary Public

State tax	$
Register's fee	
Recording fee	
Total	$
T.G.#	

Form 101 by
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

WARRANTY DEED

FROM

TO

PLEASE RETURN TO
CHICAGO TITL. INS. CO.
AMERICAN [illegible] BLDG.
NASHVILLE, TENN. 37201

Compliments of

Chicago Title Insurance Company

101 North Main Street

Memphis, Tennessee 38103

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IDENTIF. T REFERENCE

AUG 7 3 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-7B CONV $2,000.00
AUG-7B STAX B* 135.20
AUG-7B FEE B* .50
AUG-7B RECD B* 4.00 * 139.70

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