Prepared by: J. Michael Jacobs
Attorney at Law
6202 Charlotte Avenue
Nashville, TN. 37209

Mail

BOOK 5347 PAGE 699

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A.C. Ferrell et ux	Same	Map 66
(NAME)	(NAME)	
7423 Stacy Drive		Parcel 39 (part)
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37221		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Five Hundred and 00/100 ($15,500.00) *Dollars,* cash in hand paid, receipt of which is hereby acknowledged,

we, Searcy B. Page and wife, Mary Maxine Page,

have this day bargained and sold, and do hereby transfer and convey unto the said A.C. Ferrell and wife, Minnie O. Ferrell, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract No. 14 on the plan for division of the George H. Hobbs Estate (not of record) described according to a survey by G. Barry Greer and Associates, dated July 14, 1972, as follows:

Fronts 292.4 on the centerline of River Road and runs back between parallel lines 732.61 feet on the east and 750 feet on the west to a line on which it measures 293.8 feet, and contains 4.97 acres, more or less.

Being part of the property conveyed to Searcy B. Page and wife, Mary Maxine Page, by deed from Harold L. Hooper and wife, Josephine Hooper, of record in Book 4874, page 263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4622, page 154, Register's Office for Davidson County, Tennessee, and in Book 160, page 86, Register's Office for Cheatham County, Tennessee, easements of record and easements which a visible inspection of the premises would disclose, including but not limited to all roads, cemeteries, and flowage of creeks.

The 1978 real estate taxes on subject property are prorated and are assumed and payable by the Grantors. The Grantees are to fence said property at the time they build a home thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 3 day of October, 19 78

Affiant

My commission expires: 2-18-80 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 7423 River Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said A.C. Ferrell and wife, Minnie O. Ferrell, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* A.C. Ferrell and wife, Minnie O. Ferrell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 3 *day of* October, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Searcy B. Page

Searcy B. Page

Mary Maxine Page

Mary Maxine Page

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Searcy B. Page and Mary Maxine Page

the within named bargainor S., 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* 3 *day of* October *, 19* 78

Commission expires 2-16-80 J. Rachael Quick *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* ..... .

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

OCT-6 78	CONV	15,500.00			
OCT-6 78	S'TAX		B*	40.30	
OCT-6 78	PR'FEE		B*	.50	
OCT-6 78	W'DEED		B*	4.00	* 44.80

WARRANTY DEED

FROM
Searcy B. Page et ux,
XXX
Mary Maxine Page
TO
A.C. Ferrell et ux,
Minnie O. Ferrell

E 92991

IDENTIF. REFERENCE

OCT 6 2 48 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631