Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5370 PAGE 649

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Safer et ux	SAME	Map 103-13
(NAME) 6844 Highland Park Dr	(NAME)	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Howard Safer and wife, Arlene Safer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Milton Bracey and wife, Jane P. Bracey

have this day bargained and sold, and do hereby transfer and convey unto the said Howard Safer and wife, Arlene Safer,

the Grantees herein, their (successors), heirs and assigns,

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

Being Lot No. 46-B on the Plan of Hillwood Estates, Section 5, Division of Lot No. 46, as of record in Book 3842, page 145, Register's Office for said County, described as follows Beginning on the northerly margin of West Hillwood Drive at the corner of Lots Nos. 46-A and 46-B; thence with the line between said two Lots northerly 320.8 feet to the southerly margin of Hickory Valley Road; thence with the same easterly 120 feet; thence South 9° 00' East 217.6 feet; thence south 36° 41' West 206.1 feet to the northerly margin of West Hillwood Drive; thence with the same northwesterly 110 feet to the beginning.

Being the same property conveyed to Milton Bracey and wife, Jane P. Bracey by deed from Leslie Rowe Driver and wife, Carolyn W. Driver of record in Book 5139, page 425, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 75-foot building setback line from Hickory Valley Road and West Hillwood Drive and conditions of Owner's Certificate of record in Book 3842, page 145, said Register's Office and an easement for ingress and egress granted City of Nashville by H. G. Hill Realty Company of record in Book 2394, page 423, Register's Office for said County ~~and restrictive covenants of record in Book 3438, page 636, Register's Office for said County.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,750.00

Subscribed and sworn to before me, this the 1st day of Dec. 19 78.

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st *day of* Dec., *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.*

Milton Bracey
Milton Bracey

Jane P. Bracey
Jane P. Bracey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsey, *Notary Public, in and for said County and State,* Milton Bracey and wife, Jane P. Bracey

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* 1st *day of* Dec., *19*78

Mary Emsey *Notary Public*

Commission expires 4/21/80

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 518
~~NASHVILLE, TENN. 37238~~

WARRANTY DEED

FROM

Milton Bracey et ux

TO

Howard Safer et ux

DEC-4-78	CONV	26,750.00			
DEC-4-78	S'TAX		B*	69.42	
DEC-4-78	PR'FEE		B*	.50	
DEC-4-78	W'DEED		B*	4.00	* 73.92

F. 0. 3 1. 2. 4.

IDENTIF. REFERENCE

DEC 4 12 09 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-3627