123 02/21 74.70- CHECK

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 79

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY A. RIVERS, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	60-1
3172 Gwynnwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	103
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12 DZ 95554

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, WE, HAROLD NERO and wife, JANNIE D. NERO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY A. RIVERS and wife, MARY W. RIVERS

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:

Being Lot No. 47 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 132, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Gwynnwood Drive at the common corner of Lots Nos. 46 and 47; thence with said drive 60.76 feet to a monument; thence 7.63 feet to a monument at the beginning of a curve; thence around said curve, southwesterly 39.78 feet to a point in the northerly margin of Ewingwood Drive; thence with the same, westerly 97.18 feet to a monument, thence in a northerly direction 91.39 feet to a monument at the common rear corner of Lots Nos. 46 and 47, thence with the line between said lots, eastwardly 120 feet to the point of beginning.

Being the same property conveyed to Harold Nero and wife, Jannie D. Nero by deed from James T. Lynn, Secretary of Housing and Urban Development, of record in Book 4825, page 889, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3172 Gwynnwood Drive, Nashville, Tennessee 37207
(House Number) (Street) (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 our hand s this 16th day of February, 19 79

Harold Nero
HAROLD NERO

Jannie D. Nero
JANNIE D. NERO

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, the within named Harold Nero and Jannie D. Nero

the 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 Goodlettsville, Tennessee this 16th day of February, 19 79

Commission Expires October 17, 1982 Douglas R Berry, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

TO

F. I. 4 9 7. 9

IDENTIF. REFERENCE

FEB 21 9 49 AM '79

FELIX Z. CARLSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086