This instrument prepared by:
Joe C. Peel, Attorney
2804 W. Linden Ave.
Nashville, Tennessee

BOOK 5457 PAGE 978

3135

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon R. Bernard et ux (NAME)	Third National Mtg Co. (NAME)	Map 104-14
2815 West Linden Ave (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 111
Nashville, Tn 37212 (CITY) (STATE) (ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

06/29 11:19 - CHECK

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

cash in hand paid by Gordon R. Bernard and wife, Yvonne D. Bernard, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Mary Margaret Alsobrook Peel, formerly Mary Margaret Alsobrook, and husband, Joe C. Peel

have this day bargained and sold, and do hereby transfer and convey unto the said Gordon R. Bernard and wife, Yvonne D. Bernard *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the east 2 feet of the north part of Lot No. 30 and west 48 feet of the north part of Lot No. 31 on the Map of Belair, of record in Book 332, page 6, Register's Office for said County.

Said parts of said lots front 50 feet on the southerly side of West Linden, formerly Sunset Avenue, and run back between parallel lines, 167 feet to a dead line.

Being the same property conveyed to Mary Margaret Alsobrook by deed from Ellen Battle Tucker of record in Book 5205, Page 507, Register's Office for said County. Note: Joe C. Peel joins in this conveyance for the purpose of conveying all of his marital rights in said property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 52,800.00

Subscribed and sworn to before me, this the 27th day of June 19 79

Affiant

My commission expires: 4/26/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2815 West Linden Avenue 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 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.

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 27th *day of* June *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Margaret Alsobrook Peel

Joe C. Peel

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey *a Notary Public in and for said County and State,* Mary Margaret Alsobrook Peel and husband, Joe C. Peel

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* 27th *day of* June, *19* 79.

NOTARY PUBLIC AT LARGE

Commission expires 4/21/80 Mary Ensey *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 .....

F: 37461

IDENTIF. REFERENCE

JUN 29 10 20 AM '79

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

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

B. 23810

WARRANTY DEED

FROM
Mary Margaret Alsobrook Peel

TO
Gordon R. Bernard et ux

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 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52800.00- CO	
			137.28 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	141.78-
3135A06/29/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37461

IDENTIFICATION REFERENCE

JUN 29 10 20 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 693957