This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5473 PAGE 670

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Langfitt, II and wife, Gretchen J. Langfitt	SAME	147-9-3
(NAME)	(NAME)	
5059 Churchhill Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		
(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 James P. Langfitt, II and wife, Gretchen J. Langfitt and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James P. Langfitt, II and wife, Gretchen J. Langfitt have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $37,500.00, secured by installment deed of record in Book 5338, page 630, Register's Office for Davidson County, Tennessee,

I, Ellen S. Conroy, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James P. Langfitt, II and wife, Gretchen J. Langfitt

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 39 on the Plan of Crievewood, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.
Said Lot No. 39 fronts 88 feet on the westerly side of Churchill Drive and runs back between lines 209.3 feet on the northerly line and 212 feet on the southerly line to a dead line in the rear on which it measures 62.5 feet.

Being the same property conveyed to Ellen S. Conroy by deed from Glenn Knott Carroll of record in Book 5338, page 630, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities, 80-foot setback line from Churchill Drive, and conditions of Owner's Certificate of record in Book 2331, page 99, Register's Office for said County; and restrictive covenants of record in Book 2491, page 278, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

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

Affiant

My commission expires: 11/15/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (xx) property, known as 5009 Churchill Drive, Nashville, Tennessee 37211
(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., except for 1979 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 27th *day of* July, 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.*

Ellen S. Conroy

Ellen S. Conroy

This

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Ckom, *a Notary Public in and for said County and State,* Ellen S. Conroy, unmarried

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27 *day of* July, *19* 79.

Nancy Ckom *Notary Public*

Commission expires 4/18/82

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 .....

WARRANTY DEED

FROM

Ellen S. Conroy

TO

James P. Langfitt, II and wife, Gretchen J. Langfitt

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G #2369 55

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

F: 43052

IDENTIF. REFERENCE

JUL 30 4 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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RECEIVED OF _____

FOR _____

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

48500.00- CO
126.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 132.60-
0242A07/30/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.430521

IDENTIF. REFERENCE

JUL 30 4 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700865