WARRANTY DEED

BOOK 5569 PAGE 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Michael L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Feb. 1980

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. GREGORY (NAME)	FIRST & MID-SOUTH MORTGAGE COMPANY (NAME)	76-5
4913 SHADOWLAWN (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2568 (STREET ADDRESS)	Par 42
HERMITAGE, TN. 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	

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, THOMAS A. ROSS AND WIFE, REGINA M. ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. GREGORY AND WIFE, MINERVA W. GREGORY

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 39 ON THE PLAN OF HIDDEN HILL OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 39 FRONTS 80 FEET ON THE SOUTHWESTERLY MARGIN OF SHADOWLAWN DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. ROSS AND WIFE, REGINA M. ROSS BY DEED FROM LARRY JONES AND MELVIN JONES, D/B/A REPUBLIC BUILDERS, AS OF RECORD IN BOOK 5103, PAGE 548, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5103, PAGE 550, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE, EXCEPT THAT THE EXISTING ESCROW OVERAGE IS TO BE REFUNDED TO THE GRANTORS, BY THE MORTGAGEE, IF ANY.

This is unimproved ( ) improved (X) property, known as 4913 SHADOWLAWN DRIVE, HERMITAGE, TN. 37076
(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 21ST day of FEBRUARY, 19 80

THOMAS A ROSS

REGINA M. ROSS

STATE OF DAVIDSON
COUNTY OF TENNESSEE

BOOK 5569 PAGE 5

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THOMAS A. ROSS AND WIFE, REGINA M. ROSS

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 NASHVILLE, TENNESSEE this 21st day of FEBRUARY, 19 80

Commission Expires 11-12-80

Notary Public

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

F 77511

4020 · 02/22 120.64- CHECK

IDENTIF. REFERENCE

FEB 22 2 06 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO: William G. Traber
P. O. Box 140555
Nashville, Tenn. 37214

WARRANTY DEED

FROM
THOMAS A. ROSS ET UX

TO
MICHAEL L. GREGORY ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5569 PAGE 6

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43900.00- CO	
			114.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.64-	
			4020AG2/28/80 B4L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 7 5 1 1 [illegible]

IDENTIF. REFERENCE

FEB 22 2 06 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No: 743284