THIS INSTRUMENT PREPARED BY: Harry M. Rowland
2500 Hillsboro Road
Nashville, TN 37215

WARRANTY DEED

BOOK 5733 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward B. Gore	Edward B. Gore	145-1-4
(NAME) 108 VAUGHN ROAD	(NAME) 108 VAUGHN ROAD	144-4-19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN. 37221 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand and NO/100 Dollars,

And other good and vaulable consideration, the receipt of which is hereby acknowledged, We, Harry M. Rowland and wife, Jane B. Rowland

have this day bargained and sold, and do hereby transfer and convey unto the said Edward B. Gore and wife, Denise B. Gore,

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

Being Lot No. 1 of the Map of Westwood, City of Forest Hills, Davidson County, Tennessee described by instrument of record in Book 5202, Page 562, Register's Office, Davidson County, Tennessee as follows:

Lot 1 - Beginning at a point in the southerly right-of-way of South Stanford Drive, said point being westerly along said right-of-way 1209.1 feet from the centerline of South Stanford Court and proceeding as follows: Leaving the southerly right-of-way of South Stanford Drive, South 17°-03' West a distance of 458.98' to a point; thence, South 56°-25" East a distance of 334.39' to a point; thence, South 33°-35' West a distance of 40.0' to a point;thence, South 56°-25' East a distance of 90.0' to a point; thence, South 33°-35' West a distance of 119.94' to a point in the notherly line of the Joshua Compton Lands of record in Book 843, Page 47, R.O.D.C.; thence, with said line, North 87°-00' West a distance of 393.20' to a point; thence, leaving said compton line and with the easterly line of the Map of Westwood of record in Book 974, Page 14, R.O.D.C., North 17°-03' East a distance of 834.5' to a point in the southerly right-of-way of South Stanford Drive; thence, with said right-of-way, South 56°-25' East a distance of 20.98' to the point of beginning and containing 2.59 acres per a plat by Turner Engineering Company dated August 1, 1977.

In addition to the land above described, the following easement is hereby conveyed: Beginning at a point, said point being the southwest corner of the above described tract of land; thence, westwardly North 87°00' West 545.8 ft. more or less to the easterly margin of Hillsboro Road; thence, northwardly along said margin 16 ft. to a

(Continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 15 day of April 19 81

Affiant

My commission expires

(Affix Seal) Notary Public

unimproved (X)
This is improved ( ) property, known as Lot 1, Map of Westwood, South Stanford Dr. Forest Hills
(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; and 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 that certain joint ingress and egress easement recorded in book 5304, Page 136, R.O.D.C

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said realestate 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 Fifteenth day of April, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry M. Rowland

Jane B. Rowland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Felix H. Phillips, Jr. *a Notary Public in and for said County and State,* Harry M. Rowland and wife, Jane B. Rowland

the within named bargainors, 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 15th *day of* April *19* 81

Commission expires My Commission Expires July 22, 1981 *Notary Public*

point; thence eastwardly 545.8 ft. more or less to a point, said point being in the westerly margin of Lot No. 1 of the above described corrected resubdivision; thence southwardly along said margin to the point of beginning. This 16 ft. easement is to be used for roadway purposes only as set out in the deed to Paul Dudley Lamson and wife, Alice Deland Lamson from R. D. Stanford, et al, or record in Book 1046, Page 13, said Register's Office.

In addition to the land above described, the following easement is also conveyed: Beginning at the northeast corner of the above described Lot No. 1, Thence leaving the southerly right-of-way of South Stanford Drive, South 17°-3' West, 458.98 ft. to a point, thence South 56° 25' East, a distance of 20 ft. to a point, thence North 17°03' East, 458.98 ft. to a point in the southerly right-of-way of South Stanford Drive, thence with said right-of-way North 56°25' West a distance of 20.0 ft. to the point of beginning, said property being the westerly 20 ft. of Lot No. 2 of the Map of Westwood, City of Forest Hills, Davidson County, Tennessee as described in instrument of record in Book 5202, Page 562, R.O.D.C. and being a part of the property conveyed to William J. Gregg by installment deed from R. Jack Freeman and wife, Emily Freeman, of record in Book 5187, Page 648, Register's Office of Davidson County, Tennessee. Said easement to be a perpetual easement appurtenant to the above described Lot No. 1 for the purpose of vehicular and pedestrian ingress and egress to and from the aforesaid Lot Nos. 1 and 2 for the use and benefit of the Grantees, and the owners of the aforesaid Lot No. 2, their heirs and assigns over, upon and across said property and specifically for the pourpose of providing ingress and egress to said lots by means of a driveway with appropriate landscaping.

Being the same property conveyed to Harry M. Rowland and wife, Jane B. Rowland, by William J. Gregg and wife, Barbara D. Gregg, said conveyance recorded in Book 5304, Page 132, R.O.D.C.

WARRANTY DEED

FROM
Harry M. Rowland, et ux

TO
Edward B. Gore, et ux

RUSH

G. 3.7.7 2 6

IDENTIF. REFERENCE

APR 16 3 48 PM '81

FELIX H. PHILLIPS, JR. 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 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5733 PAGE 822

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
			550[illegible].00-	CO
			143.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	149.50-
0619A04/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G37726

T
IDENTIF. REFERENCE

APR 16 3 48 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 817099