BOOK 8612 PAGE 385

Map 147-6
Par. 85

SPECIAL WARRANTY DEED

THIS DEED is dated this 27th day of April, 1992, by and between John Gregson and wife Mary C. Gregson ("Grantor"), whose mailing address is 4813 Overcrest Drive Nashville Tennessee 37211, and John Gregson and wife Mary C. Gregson, Trustees, and Successor Trustees, under that certain Declaration of Trust dated April 27, 1992, ("Grantee"), whose mailing address is 4813 Overcrest Dr. Nashville, Tennessee 37211.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, grants, bargains, sells and conveys in fee simple to Grantee, the following described property located in Davidson County, State of Tennessee, described as follows, along with all rights and appurtenances thereto:

Legal Description:

" SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF".

05520

IDENTIF. REFERENCE

Apr 29 9 03 AM '92

DAVIDSON COUNTY TN.

Street Address:

4813 Overcrest Dr. Nashville, Tennessee 37211

Grantee herein has full authority and power under the Declaration of Trust to grant, convey, sell, mortgage, encumber, and otherwise to deal with and dispose of all interest in the property conveyed herein.

The Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

4900 04/29 0101 01CASH 9.00

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of

the Property, including Grantee's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year set out hereinabove.

Signed, sealed and delivered
in the presence of:

Print Name: Annette Neal
Witness

Print Name: Jill Hunt
Witness

GRANTOR(S)

John Gregson

Mary C. Gregson

STATE OF Tennessee
COUNTY OF Davidson

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared John Gregson and Mary C. Gregson, to me known, and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 1992.

(SEAL)

Print Name: Donna Henry
Notary Public, State of Tennessee

My Commission Expires:
Nov. 26, 1994

This instrument was prepared by, and please return to:

John and Mary C. Gregson
4813 Overcrest Dr.
Nashville, Tennessee 37211

New Owner | Send Tax Bills To
John Gregson, et ux
4813 Overcrest Dr.
Nashville, TN 37211

trust-tru-spe.war

Exhibit "A"

BOOK 4654 PAGE 508

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON & JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Gregson	Dobson & Johnson, Inc.	60 20450
(NAME)	(NAME)	Map 114-6
4813 Overcrest Drive	1109 J. C. Bradford Bldg.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Lot 85
Nashville, Tenn.	Nashville, Tenn. 37219	SP
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by John Gregson and wife, Mary C. Gregson, and other good and valuable considerations, the receipt of which is hereby acknowledged.

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We, Roy W. Munn and wife, Dorothen S. Munn,

have this day bargained and sold, and do hereby transfer and convey unto the said

John Gregson and wife, Mary C. Gregson,

their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 29 in the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County, as follows:

Beginning at a point in the north margin of Overcrest Court at the corner of Lots 29 and 30; thence with the line between said lots, northerly 148.5 feet to a point; thence easterly 110.35 feet to the west margin of Overcrest Drive; thence with the margin of the same, southerly 120.3 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the north margin of Overcrest Court; thence with the margin of the same, westerly 85.58 feet to the point of beginning.

Being the same property conveyed to Roy W. Munn and wife, Dorothen S. Munn by deed from William T. Condor and wife, Betty J. Condor, of record in Book 4370, page 25, Register's Office for said County.

Dorothen S. Munn and Dorothea S. Munn are one and the same person, the said Dorothea S. Munn is actually the correct spelling.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,900.00

Subscribed and sworn to before me, this the 3RD day of November 19 72

Affiant

My commission expires: 8/14/76 (Affix Seal)

Notary Public

This is (unimproved) ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John Gregson and wife, Mary C. Gregson, 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* John Gregson and wife, Mary C. Gregson, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 3RD *day of* November, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Roy W. Munn
Roy W. Munn

X Dorothen S. Munn
Dorothen S. Munn
Dorothea S. Munn

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED