BOOK 4533 PAGE 754 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Edward J. DuBois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF July, 19 71

Notary Public

MY COMMISSION EXPIRES: Oct 24, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 37201
Muriel Robinson, Attorney, 213 3rd Avenue North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy P. DuBois (NAME)	Dorothy P. DuBois (NAME)	Map 52.9
1251 Fernbank Drive (STREET ADDRESS OR ROUTE NUMBER)	1251 Fernbank Drive (STREET ADDRESS)	Par. 140
Madison, Tenn 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	11D-67410

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~~ I, Edward J. DuBois

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy P. DuBois

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HER HEIRS AND ASSIGNS, ALL MY RIGHT TITLE AND INTEREST IN AND TO 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. 44 and the southerly 15 feet of lot No. 43 on the Map of Montague Subdivision, as of record in book 421, page 129, Register's Office for said County.

Said Lot No. 44 and part of Lot No. 43 front together 115 feet on the easterly side of Fernbank Drive and run back between lines 290 feet on the southerly line of lot No. 44 and 296 feet, more or less, on the northerly line of part of lot No. 43 to Cumberland River and measure 115 feet, more or less, on said River.

Being the same property conveyed to Edward J. DuBois and wife, Dorothy P. DuBois, by deed from J. M. Davis and wife, Marie Davis, of record in Book 2243, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to perpetual easement to flood premises, and other and incidental rights in connection therewith, as a result of maintenance and operation of the Cheatham Lock and Dam Project on Cumberland River, as set out in "Warranty Deed of Flowage Easement" from J. M. Davis and wife to the United States of America, dated October 19, 1953, filed October 20, 1953, and recorded in book 2201, page 20, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 1251 Fernbank Drive, Madison, Tennessee 37115
(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 HIS hand this 11TH day of July, 1971

Edward J. DuBois

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Moses F. Estes, a Notary Public in and for said County and State, the within named Edward J. DuBois

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 11th day of July 1971.

Commission expires Oct 22, 1972

Moses F. Estes
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
EDWARD J. DUBOIS

TO
DOROTHY P. DUBOIS

B 29070

IDENTIF. REFERENCE

Sep 1 12 21 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-1 MISC A* 4.00 * 4.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.