BOOK 4577 PAGE 218 **WARRANTY DEED**

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Albert Duling, III (NAME)	Same (NAME)	
4309 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	150-3
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	PAR-38

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

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

Cash paid by Albert Duling, III and wife, Judi P. Duling, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Howard M. Dobson and wife, Annie G. Campbell Dobson,

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

Albert Duling, III and wife, Judi P. Duling,

their (~~successors~~), heirs and assigns,

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

Being Lot No. 17 of Block 9 on the Map of a Re-Subdivision of part of Royal Oaks, of record in Book 547, page 167, Register's Office for said County.

Said lot fronts 100 feet on the northerly side of Sunnybrook Drive and runs back between lines 198.5 feet on the west line and 198.9 feet on the east line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Annie G. Campbell Dobson by deed from Gray H. Smith and wife, of record in Book 4520, page 516, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,750.00

Affiant

Subscribed and sworn to before me, this the 15th day of February 1972

Notary Public

My commission expires: 8-9-72
(Affix Seal)

This is improved ( ) unimproved ( ) 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

Albert Duling, III and wife, Judi P. Duling, 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 Albert Duling, III and wife, Judi P. Duling, their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th day of February, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard M. Dobson

Annie G. Campbell Dobson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Nomble, *a Notary Public in and for said County and State,* Howard M. Dobson and wife, Annie G. Campbell Dobson, *the within named 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* 14th *day of* February, *19* 72.

Beverly Jo Nomble *Notary Public*

Commission expires 8/9/72

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 .....

L-50,355-0

WARRANTY DEED

FROM

Howard M. Dobson, et ux

TO

Albert Duling, III, et ux

File..HOME FEDERAL SAVINGS AND LOAN ASSOCIATION

B 48804

IDENTIF. REFERENCE

FEB 16 3 05 PM '72

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB16'72	CONV	34,750.00				
FEB16'72	S'TAX		A*	90.22		
FEB16'72	PR'FEE		A*	.50		
FEB16'72	W'DEED		A*	4.00	*	94.72

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.