FORM NO. WD-1

BOOK 4863 PAGE 870

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,991.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1974.

Notary Public

MY COMMISSION EXPIRES: November 8, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN P. DUBUC, etux (NAME)	DOBSON & JOHNSON, INC. (NAME)	#5D-41240
144 Valley Green Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box #17427 311 Plus Park Boulevard (STREET ADDRESS)	Map 162-6
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Parcel 347

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, AL HERSH and wife, JANICE C. HERSH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN P. DUBUC and wife, BARBARA ANN DUBUC,

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:

BEING lot No. 31 on the Plan of Bess Estates, Section I, as of record in Book 4460, page 154, Register's Office for Davidson County, Tenn.

SAID lot No. 31 fronts 80 feet on the north margin of Valley Green Drive and extends back 126 feet on the east line and 143 feet on the west line to a line in the rear which is broken, measuring 77.94 feet thereon.

BEING the same property conveyed to Al Hersh and wife, Janice C. Hersh, by deed from Daniel Marcus Werlein and wife, Linda R. Werlein, of record in Book 4846, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4679, page 64, said Register's Office; easements and setback as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Dobson & Johnson, Inc., in the original principal amount of $29,700.00, of record in Book 4757, page 86, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved xxx property, known as 144 Valley Green Drive, Antioch, Tennessee 37013
(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 28th day of October, 19 74

Janice C. Hersh

Janice C. Hersh

Al Hersh

Al Hersh

BOOK 4863 PAGE 871

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AL HERSH and wife, JANICE C. HERSH,

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 28th day of October, 1974

Commission expires November 8, 1975

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

File in Box #4

WARRANTY DEED

FROM

AL HERSH and wife,

JANICE C. HERSH

TO

BRIAN P. DUBUC and wife,

BARBARA ANN DUBUC

C 7 6 2 2 4

IDENTIF. REFERENCE

Oct 29 9 45 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FELIX Z. WILSON, II,
DAVIDSON COUNTY
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 29 74	CONV	35,994.67				
OCT 29 74	S'TAX		A*	93.60		
OCT 29 74	PR'FEE		A*	.50		
OCT 29 74	W'DEED		A*	4.00	*	98.10