BOOK 5013 PAGE 468

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Daugherty, Etux	The Lomas & Nettleton Co.	Map 148-7
(NAME)	(NAME)	
132 Rader Dr.	P. O. Box 1056	Par 86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	Virginia Beach, Va. 23455	05DU-17153
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4764, page 675, Register's Office for Davidson County, Tennessee.

I, Francis A. Rossnagel, an unmarried person,

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

Thomas E. Daugherty and wife, Donna K. Daugherty,

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

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

Land in Davidson County, Tennessee, being Lot No. 835 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, page 154, Register's Office for said County.

Said Lot No. 835 fronts 81.0 feet on the northerly margin of Rader Drive, and extends back 161.8 feet on the westerly line and 150.0 feet on the easterly line, to a line in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Francis A. Rossnagel, an unmarried person, by deed from Larry R. Brown and wife, Judy N. Brown, of record in Book 4764, page 673, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 6th day of April, 1976

Affiant Thomas Edward Daugherty

My commission expires: Dec. 3, 1978 (Affix Seal)

Notary Public Mary B. Kilpatrick

This is ~~unimproved~~ improved (x) property, known as 132 Rader Dr. (House Number) Antioch, (Street) Tenn. 37013 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

Thomas E. Daugherty and wife, Donna K. Daugherty, their ~~successors~~

heirs and assigns forever. I *covenant that* I am *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 as noted above.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Thomas E. Daugherty and wife, Donna K. Daugherty, their

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

Witness my *hand this* 6th *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Francis A. Rossnagel

This Instrument Was Prepared By
Phillip Saindon (amp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

2073

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary B. Kilpatrick, a Notary Public in and for said County and State, Francis A. Rossnagel

the within named 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 Nashville, Tennessee this 6th day of April, 19 76.

Mary B. Kilpatrick, Notary Public

Commission expires Dec. 3, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM

FRANCIS A. ROSSNAGEL, AN UNMARRIED PERSON

TO:

THOMAS E. DAUGHERTY, ET UX

OAKES AND SMITH REALTY CO., INC.

D 43745

IDENTIFICATION REFERENCE

APR 8 9 24 AM '76

REGISTER DAVIDSON CO., TENN.

APR-8[illegible]	CONV	27,500.00			
APR-8[illegible] S'TAX			B*	71.50	
APR-8[illegible] PR'FEE			B*	.50	
APR-8[illegible]	W'DEED		B*	4.00	* 76.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON