This instrument was prepared by Maxine Smith, Jr., Attorney at Law, 3715 Cleghorn Avenue, Nashville, Tennessee, 37215.

BOOK 5014 PAGE 237

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| PAUL H. DUBOIS, etux | Investors Savings & Loan Assn. | Map 42-7 |
| (NAME) | (NAME) | |
| 702 South Summerfield Dr. | P. O. Box 1045 | Parcel 26 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Hendersonville, Tenn. 37075 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES R. CURRY, SR. and wife, ANN V. CURRY, hereinafter called Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* PAUL H. DUBOIS and wife, PAMELA M. DUBOIS, herein called Grantees, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section III, Bonnie Brae, of record in Book 2854, Page 61, Register's Office for said County.

Said Lot No. 70 fronts 147.43 feet on the east side of South Summerfield Drive and runs back 308.1 feet on the northerly line and 271.25 feet on the southerly line to a dead line in the rear on which it measures 170.1 feet.

Being the same property conveyed to James R. Curry, Sr. and wife, Ann V. Curry by deed from Austin W. Bunch and wife, Patricia O. Bunch of record in Book 4938, Page 190, Register's Office for said County.

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This conveyance is made subject to restrictive covenant contained in Book 2929, Page 129, said Register's Office; setback lines, easements and other limitations as shown on the plan of record in Book 2854, Page 61, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 9 day of April 19 76

Affiant

My commission expires: June 12, 1976 (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* Grantees, 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,* except as stated herein, and 1976 taxes which have been pro-rated and assumed by the said Grantees. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 9th *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.*

James R Curry Sr
James R. Curry, Sr.

Ann V. Curry
Ann V. Curry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* James R. Curry, Sr. and wife, Ann V. Curry

*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* Hendersonville *Tennessee, this* 9th *day of* April, *19* 76

Elaine R. Curry
*Notary Public*

*Commission expires* June 12, 1976

NOTARY PUBLIC STATE AT LARGE TENNESSEE

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* .....

| | | | |
|---|---|---|---|
| CO | 46,000.00 | MO | |
| WD | 4.00 | MS | |
| TD | | ST | 119.60 |
| CC | | ST | |
| MR | | PF | .50 |
| UCC | | TOTAL | 124.10 |

**WARRANTY DEED**

FROM

James R. Curry, Sr. etux

TO

Paul H. Dubois etux

Please return to:
Investors Savings & Loan Assn.
P. O. Box 1045
Hendersonville, Tenn. 37075

D 44125

CROSS REFERENCE

APR 17 8 37 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS