This Instrument Prepared By:
Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 5032 PAGE 140

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Bethshares Duane	S A M E	
(NAME:)	(NAME:)	104-13
3401 Pumphrey Drive		237
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Forestville, Maryland 20028		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-five Thousand ($25,000.00) *DOLLARS*

receipt of which is hereby acknowledged,

I, John C. Guilliams, Executor for the Estate of Doris Earhart, Deceased, *have bargained and sold, and by these presents do transfer and convey unto the said* Mary Ann Bethshares Duane and her *heirs and assigns, 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. 15 and the southerly 30 feet of Lot No. 14 of Block "C" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Saratoga Drive at the corner of lots Nos. 15 and 16; thence with said Drive westwardly 150.51 feet to the easterly margin of Bowling Avenue, formerly Golf Club Lane; thence with said Avenue northwardly 91.75 feet; thence eastwardly 150 feet to the westerly line of lot No. 16; thence with said line southwardly 104.21 feet to the beginning, including but excluding thetefrom a triangular strip out of the southwest corner of lot No. 15 used for roadway purposes.

Being the same property conveyed to Fred N. Earhart and wife, Doris Marie Earhart, by deed from Emmett N. Kennon, Jr. and wife, Rose S. Kennon, of record in Book 2201, page 87, Register's Office for Davidson County, Tennessee.

This deed is executed pursuant to the provisions of Article III and IV of the Last Will and Testament of Doris Earhart, dated October 2, 1975, and the provisions of the Tennessee Code, including Section 35-618, and pursuant to the express desire of Mrs. Mary Ann Duane to purchase the subject property for $25,000.00, the said Fred N. Earhart and wife, Doris Marie Earhart, having since died.

Y L.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 4th day of June, 19 76.

Affiant

My commission expires: 7-18-79
(Affix Seal)

Notary Public

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This is unimproved ( ) improved (X) property, known as 512 Bowling Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Ann Bethshares Duane, and her *heirs and assigns, forever.*

And I *do covenant with the said* Mary Ann Bethshares Duane *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, John C. Guilliams, Executor of the Estate of Doris Earhart, Deceased, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mary Ann Bethshares Duane and her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 4th *day of* June, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Guilliams, Executor

JOHN C. GUILLIAMS, Executor of the Estate of Doris Earhart, Deceased

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Jasnowitz, *a Notary Public in and for said County and State, the within named* John C. Guilliams, Executor of the Estate of Doris Earhart, Deceased,

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 Nashville, *Tennessee, this* 8 *day of* June, *19* 76.

Patricia A. Jasnowitz, *Notary Public.*

Commission Expires 11-20-78.

STATE OF
COUNTY OF

Personally appeared before me, ____, *a Notary Public in and for said County and State, the within named* ____

the bargainor, with whom I am personally acquainted, and who acknowledged that ____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ____, *this* ____ *day of* ____, *19* ____.

____, *Notary Public.*

Commission Expires ____.

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 ____.

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WARRANTY DEED

FROM

John C. Gulliams, Executor of the Estate of Doris Earhart, Deceased

TO

Mary Ann Bethshares Duane

D 52284

IDENTIF. REFERENCE

JUN 4 3 22 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

JUN-4-76	CONV	25,000.00			
JUN-4-76	S'TAX		B*	65.00	
JUN-4-76	PR'FEE		B*	.50	
JUN-4-76	W'DEED		B*	8.00	* 73.50

SAT 2035