WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Terry E. Keup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 76.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry E. Keup (NAME)	Dobson & Johnson, Inc. (NAME)	
3342 Percy Priest Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	96-16
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	11.01

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, Terry Robert Dube and wife, Victoria E. Dube

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry E. Keup and wife, Zona F. Keup

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. 10 on the Plan of Hickory Bend Subdivision, Section 5, as of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 80.0 feet on the northwesterly margin of Percy Priest Drive and runs back between parallel lines measuring 140.0 feet on each line to a dead line at the rear measuring 80.00 feet thereon.

Being the same property conveyed to Terry Robert Dube and wife, Victoria E. Dube by deed from Floyd E. White and wife, Margie Nell White, as of record in Book 4909, page 264, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4909, page 266, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 30, 1975, and filed for record May 2, 1975, in the office of the recorded of deeds of Davidson County, Tennessee, in Book 4909, page 266 and note of even date thereby secured, in the

(over)

This is unimproved ( ) improved (X) property, known as 3342 Percy Priest Drive, Nashville, TN. 37214
(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 29th day of June, 19 76

Terry Robert Dube

Victoria E. Dube

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Robert Dube and wife, Victoria E. Dube

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, TN. this 8 day of June, 1976

Commission Expires 4/26/78

Notary Public

RICHARD L. WINECOFF NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
_____ 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 purpose 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

**original principal amount of $24,000.00, payable to Dobson & Johnson, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The Grantee further hereby assumes the obligations of Terry Robert Dube and wife, Victoria E. Dube under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

JUL-1 76	CONV	28,402.46		
JUL-1 76	S'TAX		B* 73.84	
JUL-1 76	PR'FEE		B* .50	
JUL-1 76	W'DEED		B* 4.00	* 78.34

RETURN TO:
DICK WINECOFF & ASS C.
2831 LEBANON ROAD
DONELSON, TENN. 37214

WARRANTY DEED

FROM Terry Robert Dube et ux

TO Terry E. Keup et ux

TITLE INSURED BY POLICY NUMBER: D 56467

The Associates, Inc. Title Insurance Agency 3 PM

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York