This instrument was prepared by Marion W. Smith, Jr., Attorney At Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

mail

WARRANTY DEED

BOOK 5033 PAGE 591

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dudley Warner & Associates, Inc. (Same)		Map 117-2
(NAME) 1602 21st Avenue South	(NAME)	Part of Parcel 195
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS)	Wellesley Trace Sect. (Parcel 3)
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) *Dollars,*

cash in hand paid by the said Grantee; hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dudley Warner and wife, Beth G. Warner, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Dudley Warner and Associates, Inc., a Tennessee Corporation, hereinafter called Grantee, its

(successors), ~~XXX~~ and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, Register's Office for said County.

Said Lot No. 7 fronts 100.00 feet on the easterly side of 22nd Avenue South and extends back between parallel lines measuring 110.89 feet each to a line in the rear measuring 100.00 feet thereon.

Being part of the same property conveyed to Grantors by deed from Dudley Warner and James S. F. Boyd of record in Book 4927, page 347, said Register's Office, and more particularly being a part of the lot previously known as Lot 33, Hillsboro Highlands, Block "2".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 7,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of August, 1976

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX

This is unimproved ( ) improved (X) property, known as 2914 and 2918 22nd Ave. South (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 Grantee, its (successors), ~~XX~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its (successors), ~~heirs~~ *and assigns, against the lawful claims of all persons.*

Witness our hands *this* 30 ~~19~~ *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dudley Warner

Beth G. Warner

BOOK 5063 PAGE 592

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Dudley Warner and wife, Beth G. Warner

the within named bargainors, 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
this 30th *day of* August, *19*76.

Milton W. Smith Jr. Notary Public

Commission expires Nov 26, 1979

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

Dudley Warner and wife, Beth G. Warner — FROM

TO

Dudley Warner and Associates, Inc.

D 65603

IDENTIFICATION REFERENCE

AUG 30 3 00 PM '76

REGISTER
DAVIDSON CO., TENN.

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

AUG 30 76	CONV	*7,000.00			
AUG 30 76	S'TAX		B*	18.20	
AUG 30 76	PR'FEE		B*	.50	
AUG 30 76	W'DEED		B*	4.00	* 22.70