WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Dean (NAME:)	Same (NAME:)	134-4 pt 3+4
3865 Lakeside Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	135-104
Nashville Tenn 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Ruby King McLaughlin, a single person
have bargained and sold, and by these presents do transfer and convey unto the said Billy R. Dean, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successor in trust ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Ruby E. McLaughlin's Subdivision, not of record, being part of Lot No. 5 on the Plan of the division of the lands of W. McLaughlin, deceased, as of record in Minute Book "F", page 195, County Court for said County, described according to a survey made by S. M. McMurray Engineering Company, May 7, 1940, as follows

Beginning on the easterly margin of Ezell Road 647.4 feet south of the southerly margin of the Murfreesboro Pike, being the corner of Lots Nos. 2 and 3; thence with said road, south 2° 30' east 100 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots eastwardly 202 feet; thence north 1° 10' east 100 feet to the southeast corner of Lot No. 2; thence with the line between Lots Nos. 2 and 3, westwardly 204 feet to the beginning.

Being the same property conveyed to Ruby King McLaughlin, by deed from D. N. Sanford and wife, Lena Sanford, of record in Book 2487, page 419, Register's Office for said County.

TRACT II: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Ruby E. McLaughlin's Subdivision, not of record, being part of Lot No. 5 on the Plan of the division of the lands of W. McLaughlin, deceased, as of record in Minute Book "F", page 195, County Court for said County, described according to a survey made by S. M. McMurray Engineering Company, May 7, 1940, as follows:

Continued....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,000.00

Subscribed and sworn to before me, this the 25th day of October 1976

Billy R. Dean
Affiant

My commission expires: 9-12-79

(Affix Seal)

Jerry W. Seale
Notary Public

Beginning on the easterly margin of Ezell Road 747.4 feet south of the southerly margin of the Murfreesboro Pike, being the corner of Lots Nos. 3 and 4; thence with said road south 3° 15' west 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said 2 lots easterly 204 feet; thence north 1° 10' east 100 feet to the southeast corner of Lot No. 3; thence with the line between Lots 3 and 4 westerly 202 feet to the beginning.

Being part of the property conveyed to Ruby King McLaughlin by deed from James Erwin McLaughlin, of record in Book 1129, page 393 and by deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1129, page 390, Register's Office for said County.

Ruby King McLaughlin appointed Mary Dorothy Ford her attorney-in-fact by instrumend dated February 6, 1974, filed September 20, 1976 and recorded in Book 5069, page 647, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved property, known as 236 (House Number) EZELL RD (Street) NASHVILLE (P. O. Address:) TENN 37217 (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 Billy R. Dean, Trustee his successors in trust ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Billy R. Dean, Trustee *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, Ruby King McLaughlin *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Billy R. Dean, Trustee his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* September, *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.*

X Ruby King McLaughlin
Ruby King McLaughlin

BY X Mary Dorothy Ford
Mary Dorothy Ford, Attorney-in-Fact for Ruby King McLaughlin

MARY H. GREENE NOTARY PUBLIC

BOOK 5078 PAGE 567

STATE OF VIRGINIA
COUNTY OF Arlington

On this 30th day of September, 1976, before me personally appeared Mary Dorothy Ford, to me known to be the person who executed the foregoing instrument in behalf of Ruby King McLaughlin and acknowledged that she executed the same as the free act and deed of said Ruby King McLaughlin.

Witness my hand and official seal at Arlington, Virginia, this 30th day of September, 1976.

Mary D. Greene Notary Public

My commission expires:
5/10/80

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.....

WARRANTY DEED

FROM

RUBY KING McLAUGHLIN, Single

TO

BILLY R. DEAN, TRUSTEE

D 7 1 7 1 1

IDENTITY REFERENCE

OCT 8 12 37 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

OCT-8%	CONV	21,000.00			
OCT-8% S'TAX			B*	54.60	
OCT-8% PR'FEE			B*	.50	
OCT-8%	W'DEED		B*	8.00	* 63.10

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON