BOOK 5089 PAGE 586

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vera P. McKinney	Same	96-9
(NAME) 2813 Surrey Rd	(NAME)	Par 126
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37214	(STREET ADDRESS)	3D-57844
(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.

We, Paul W. Shoun and wife, Janet E. Shoun

have this day bargained and sold, and do hereby transfer and convey unto the said Vera P. McKinney, her

~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County.

Said Lot No. 41 fronts 80 feet on the northeasterly side of Surrey Road and extends back 150 feet on the northwesterly line and 205.73 feet on the southeasterly line to a dead line in the rear on which it measures 99.08 feet.

Being the same property conveyed to Paul W. Shoun and wife, Janet E. Shoun by deed from Frank G. Downs and wife, E. Lucille Downs of record in Book 4355, page 475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1537, page 481, said Register's Office, and the Plan of record in Book 1424, page 35, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Surrey Road and a 10 foot easement for public utility purposes along the rear of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 18 day of November 19 76

Affiant Vera P McKinney

My commission expires: 11-12-78 (Affix Seal)

Notary Public Dewey W Pedigo

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 Vera P. McKinney, her ~~heirs~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vera P. McKinney, her ~~heirs~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 18 *day of* November, 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.*

Paul W Shoun

Janet E Shoun

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Paul W. Shoun and wife, Janet E. Shoun

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, Tennessee, this 18 day of November, 19 76.

Dewey W. Pedigo
Notary Public

Commission expires 11-12-78

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.....

NOV 19 76	CONV	26,500.00			
NOV 19 76 S'TAX			B*	68.90	
NOV 19 76 PR'FEE			B*	.50	
NOV 19 76	W'DEED		B*	4.00	* 73.40

WARRANTY DEED

FROM

PAUL W. SHOUN ET UX

TO

VERA P. McKINNEY

D 77884

IDENTIF. REFERENCE

Nov 19 12 58 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON