WARRANTY DEED

BOOK 5096 PAGE 157

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonny Higgins (NAME)	same (NAME)	
535 Edwin (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71-8
Nashville Tenn 1 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	349 pw

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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5065, page 91, Register's Office for Davidson County, Tennessee.

We, Jackie W. McDuffy and wife, Wanda K. McDuffy,

have this day bargained and sold, and do hereby transfer and convey unto the said

Bonny L. Higgins, a single man, his

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

Being the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10 feet east of the corner of Lots Nos. 26 and 27; thence northerly parallel to the line between said lots, 184 feet to a point; thence easterly 50 feet to a point, which is 10 feet east of the corner of Lots Nos. 26 and 25; thence with the line between said lots 184 feet to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Jackie W. McDuffy and wife, Wanda K. McDuffy, by deed from Hillard Day Roberts and wife, Sherry Lynn Roberts, of record in Book 5065, page 89, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the 13 day of December 19 76

Affiant

My commission expires: Feb 1 1980 (Affix Seal)

Notary Public

NOTARY PUBLIC TENN. DAVIDSON COUNTY

unimproved ( )
This is 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

Bonny L. Higgins, a single man, his ~~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. except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Bonny L. Higgins, his

~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of December, 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.

Jackie W McDuffy
Wanda K. McDuffy

This Instrument Was Prepared By

Dewey W. Pedigo (comp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Jackie W. McDuffy and wife, Wanda K. McDuffy,

the within named 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, Tennessee
this 13th day of December, 19 76

Commission expires Dec 1 1980 [illegible] Notary Public

NOTARY PUBLIC H. LOFFLER DAVIDSON COUNTY TENN.

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, exccuted 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

JACKIE W. McDUFFY, ET UX

TO

BONNY L. HIGGINS, A SINGLE MAN

D 8 0 9 6 5

IDENTIF. REFERENCE

DEC 13 1 46 PM '76

REGISTER
DAVIDSON CO. TENN.

DEC 13 76 CONV 18,999.00
DEC 13 76 S'TAX B* 49.40
DEC 13 76 PR'FEE B* .50
DEC 13 76 W'DEED B* 4.00 * 53.90

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON