WARRANTY DEED

BOOK 5100 PAGE 360

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35540-

x Mae S Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 11-12-1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson, Attys. 107 Donelson Pike Nashville, TN 37214d
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mae S. Brien (NAME)	Dobson & Johnson, Inc. (NAME)	
144 Valley Green Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	162-6
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	347

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, Brian P. Dubuc and wife, Barbara Ann Dubuc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mae S. Brien and Peggy N. Brien

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. 31 on the Plan of Bess Estates as of record in Book 4460, page 154, in said Register's Office.

Fronts 80 feet on the North margin of Valley Green Drive and extends back 126' on the east line and 143' on the west line to a line in the rear which is broken measuring 77.94' thereon.

Being the same property conveyed to Brian P. Dubuc and wife, Barbara Ann Dubuc by deed from Al Hersh and wife, Janice C. Hersh as of record in Book 4863, page 870, in said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4757, page 86, said Registers Office.

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

unimproved ( )
This is improved X) property, known as 144 Valley Green Drive Antioch Tn 37013
(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 20th day of December, 19 76

Brian P Dubuc

Barbara Ann Dubuc

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian P. Dubuc and wife, Barbara Ann Dubuc

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, Tennessee this 6th day of December, 1976

Notary Public.

Commission Expires 11-12-80

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

D 8 2 6 9 3

IDENTIF. REFERENCE

DEC 27 2 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC27'76	CONV	35,540.00		
DEC27'76	S'TAX		B* 92.30	
DEC27'76	PR'FEE		B* .50	
DEC27'76	W'DEED		B* 4.00	* 96.80

WARRANTY DEED

FROM
Brian P. Dubuc, et ux

TO
Mae S. Brien, et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William G. Procter
P. O. Box
Nashville, Tenn. 37214