BOOK 5117 PAGE 329

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Earheart (NAME:)	Same (NAME:)	134-4
1824 Murfreesboro Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3-4
Nashville Tenn 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

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

Owen W. Pedigo

Of The Law Firm Pedigo & Salyon

Stahlman Building: Nashville, Tennessee

Billy R. Dean, Trustee; Billy R. Dean and wife, Peggy L. Dean ..../..... *have bargained and sold, and by these presents do transfer and convey unto the said* Robert E. Earheart, a single person ..... his ..... *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.

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 $ 29500.00

Affiant

Subscribed and sworn to before me, this the 14th day of February 1977

Notary Public

My commission expires: 7-30-78 (Affix Seal)

NOTARY PUBLIC AT-LARGE 7-30-78

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;thenc e with the line between said 2 lots easterly 204 feet; thence north 1° 10' east 100 feet to the southeast corner of Lot Nos. 3; thence with the line between Lots 3 and 4 westerly 202 feet to the beginning.

Being the same property conveyed to Billy R. Dean, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, by deed from Ruby King McLaughlin, a single person, of record in Book 5078, page 565, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 236 Ezell Rd. Nashville Tenn 37211
(House Number) (Street) P. O. Address: (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 Robert E. Earheart, his *heirs and assigns, forever.*

And we *do covenant with the said* Robert E. Earheart *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.*

And I, Billy R. Dean, Trustee and Billy R. Dean and wife, Peggy L. Dean *do further covenant and bind* my trust, my successors in trust, ourselves, our heirs and representatives, *to warrant and forever defend the title to the said land to the said* Robert E. Earheart, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* February, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy R. Dean

Peggy L. Dean

Billy R. Dean - Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Carol Sue Smithell, a Notary Public in and for said County and State, the within named Billy R. Dean, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he as trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 19 77.

Robt Stephen Stanfield, Notary Public

Commission Expires 10-1-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol Sue Smithell, a Notary Public in and for said County and State, the within named Billy R. Dean and wife, Peggy L. Dean

the 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 15th day of February, 19 77.

Robt Stephen Stanfield, Notary Public

Commission Expires 10-1-79

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 _____

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WARRANTY DEED

FROM

BILLY R. DEAN, TRUSTEE

TO

BILLY R. DEAN, ET UX

ROBERT E. EARHEART, a single person

IDENTIF. REFERENCE

FEB 22 3 23 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB 22 77	CONV	29,500.00			
FEB 22 77	S'TAX		B*	76.70	
FEB 22 77	PR'FEE		B*	.50	
FEB 22 77	W'DEED		B*	8.00	* 85.20

Compliments of
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PEDIGO & SAINDON