This instrument was prepared by Milton W. Smith Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

WARRANTY DEED Mail

BOOK 5119 PAGE 718

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Gail DuBois	Tharpe & Brooks, Incorporated	Map 104-5
(NAME) 3725 Meadowbrook Ave.	(NAME) 615 Peachtree Street, N.E.	Parcels 194 & ~~195~~
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205.	(STREET ADDRESS) Atlanta, Georgia. 30308	26W-00405
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	~~26W-00410~~

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ($10.00) ----------*Dollars,*

cash in hand paid by the Grantee hereinafter named, and other good and valuable consideration, the receipt of which is, acknowledged,

We, Louis L. Misuraca and wife, Gloria Misuraca, hereinafter called Grantees

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

Elizabeth Gail DuBois, hereinafter called Grantee, her

~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

(SEE ATTACHED DESCRIPTION)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of February 19 77

Notary Public

My commission expires: Nov 26, 1979 (Affix Seal)

STATE OF TENNESSEE DAVIDSON COUNTY REAL ESTATE TAX PAID

This is { unimproved ( ) / improved (X) } property, known as 3725 Meadowbrook Avenue, Nashville, Tenn. 37205.
(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

Grantee, her

~~successors~~ *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 for 1977 taxes which have been prorated and payment thereof assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

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

Witness our *hand* S *this* 23rd *day of* February, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis L. Misuraca

Gloria Misuraca

TEXAS

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } TRAVIS

BOOK 5119 PAGE 719

Personally appeared before me, ~~the undersigned~~ Barbara Pierce, *a Notary Public in and for said County and State,* Louis L. Misurace and wife, Gloria Misurace

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~~

this 23rd *day of* February, *19* 77.

Barbara Pierce *Notary Public*

BARBARA PIERCE
Notary Public, Travis County, Texas

Commission expires 7/21/77

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 .....

MAR-1 77 CONV 32,500.00
MAR-1 77 S'TAX B* 84.50
MAR-1 77 PR'FEE B* .50
MAR-1 77 W'DEED B* 6.00 * 91.00

WARRANTY DEED

FROM

Louis L. Misuraca etux.

TO

Elizabeth Gail DuBois

D 9 1 4 7 6

IDENTIF. REFERENCE

MAR 1 12 15 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Three parcels of land in Davidson County, Tennessee being more particularly described as follows:

TRACT NO. I: Being lot No. 428 on the map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for said County. Said Lot No. 428 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 196 feet on the northerly line and 210 feet on the southerly line to an alley and measures 60 feet thereon.

TRACT NO.II: Being Lot No. 429 on the Map of Richland Realty Company's Subdivision "C", as of record in Plan Book 421, page 31, Register's Office for said County. Said Lot No. 429 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 210 feet on the northerly line and 222 feet on the southerly line to an alley and measures 60 feet thereon

TRACT NO.III: Being part of Lot No. 430 in the Richland Realty Company's Section "C" a plan of which is of record in Book 421, page 31, Register's Office of Davidson County, Tennessee, and described according to a survey not of record by George W. Watkins of said Lot No. 430, dated January 28, 1960 as follows:

BEGINNING at an iron pin in the southwesterly margin of Meadowbrook Avenue, said point being the common corner between Lots Nos. 430 and 429 on the plan above mentioned; thence, running with the common line between lots No. 430 and 429 of said plan northwestwardly 77 feet 7 inches to an iron pin, being the true point of beginning; thence leaving the said common line between Lots Nos. 430 and 429, southwestwardly 14 feet and 3 inches to a point which is 2 feet and 2 inches southeastwardly from the common line between the lots last recited; thence, southwestwardly 21 feet to a point which is 4 feet and 7 inches southeastwardly from the dividing between said lots Nos. 430 and 429; thence southwestwardly 17 feet to a point which is 3 feet and 7 inches southeastwardly from an iron pin located in the common line between said lots Nos. 430 and 429; thence southwestwardly 93 feet more or less, with a line that is parrallel to and 3 feet and 7 inches southeastwardly from the common line of Lots Nos. 430 and 429 to a point of the northeasterly margin of an alley; thence, with the margin of said alley northwestwardly 3 feet and 7 inches to a point; said point being the common corner between said Lots Nos. 430 and 429; thence northeastwardly with the said common line between Lots Nos. 430 and 429, 144 feet and 5 inches, more or less, to the true point of beginning.

Being the same property conveyed to Louis L. Misuraca and wife, Gloria Misuraca by deed from John F. Rosinski, unmarried, of record in Book 4928, page 253, Register's Office for Davidson County, Tennessee.