BOOK 5124 PAGE 718

THIS INSTRUMENT PREPARED BY
THOMASON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37237

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Dumm and wife,	NATIONAL MORTGAGE COMPANY	145-3-3
Bernice E. Dumm (NAME)	(NAME)	
1302 Tyne Boulevard	4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38118	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Michael E. Thomas and wife, Frances Lynn Thomas,

have this day bargained and sold, and do hereby transfer and convey unto the said David A. Dumm and wife, Bernice E. Dumm, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 2 on the Plan of Harpeth Acres, Section III, as of record in Book 2083, page 15, for said County, being a revision of Lot No. 1, as shown on the Plan of Harpeth Acres, Section II, as of record in Book 1835, page 57, a part of the W. S. Walker Property, described as follows:
Beginning at a point in the northerly margin of Tyne Boulevard being the common corner of Lots Nos. 1 and 2; thence in a northerly direction along the line between said Lots Nos. 1 and 2, 247 feet to a point in the rear line of said lots; thence south 88 deg. 02' east 182 feet to a monument in the westerly margin of an unnamed street; thence along the westerly margin of said unnamed street, southerly 222 feet to a monument, the beginning of a curve; thence southwesterly around said curve 39.1 feet to a monument in the northerly margin of Tyne Boulevard; thence westerly with the northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.

Being the same property conveyed to Michael E. Thomas and wife, Frances Lynn Thomas by deed from Erich Sabadello and wife, Elizabeth Sabadello, recorded in Book 4557, page 701, Register's Office for said County.
(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 15th day of March 19 77

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1302 Tyne Boulevard, Nashville, Tennessee
(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 David A. Dumm and wife, Bernice E. Dumm, their ~~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 as noted on the back of this instrument.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David A. Dumm and wife, Bernice E. Dumm, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 10th *day of* March, 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.*

Michael E. Thomas

Frances Lynn Thomas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wesley L. Martin, a Notary Public in and for said County and State, Michael E. Thomas and wife, Frances Lynn Thomas

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 10 day of March, 1977.

Wesley L. Martin Notary Public

My Commission expires 7/24/77

NOTARY PUBLIC 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, 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.....

(cont.)
This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by the Grantees.
(2) Ten-foot easement for public utilities along the northerly line, a 75 and 37.5 foot building setback line from Tyne Blvd. and Belmont Park Terrace, respectively, and conditions of owner's certificate, as shown on plan of record in Book 2083, page 15, Register's Office of Davidson County, Tennessee.

MAR 16 77	CONV	58,900.00			
MAR 16 77	S'TAX		B*	153.14	
MAR 16 77	PR'FEE		B*	.50	
MAR 16 77	W'DEED		B*	4.00	* 157.64

WARRANTY DEED

FROM
Michael E. Thomas and wife,
Frances Lynn Thomas
TO
David A. Dumm and wife,
Bernice E. Dumm

D93838

IDENTIF. REFERENCE

MAR 16 9 10 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238