This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5140 PAGE 681

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy Thomas Zacharias	The Chamberlain Company	Map 119-11
(NAME)	(NAME)	
121 Glenmont Drive	620 Lindsay Street	Parcel 144
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Chattanooga, Tennessee 37403	
(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 by Roy Thomas Zacharias and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, David Lee Cornwell and wife, Betty Gail Cornwell,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy Thomas Zacharias, single,

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Thompson Lane Park Subdivision, as of record in Book 2331, page 138, Register's Office for said County. Beginning at a point in the westerly margin of Glenmont Drive, at the corner of Lots 23 and 24; thence with the margin of said Drive, southwesterly 183.08 feet to a point at the intersection of the property conveyed to the State of Tennessee, for controlled access highway; thence with the margin of said Highway, northwesterly 181.07 feet to a point in the southeasterly boundary of Lot 25; thence with the line between Lots 24 and 25, northeasterly 111.1 feet to a corner of Lot No. 23; thence with the line between Lots 23 and 24, easterly 153.90 feet to the point of beginning.

Being the same property conveyed to David Lee Cornwell and wife, Betty Gail Cornwell by deed from Joe Clair Hopper and wife, Brenda J. Hopper, of record in Book 4876, page 711, Register's Office for said County.

This conveyance is made subject to a 70-foot setback line from original margin of Joplin Drive, a 30-foot setback line from Glenmont Drive, a 10-foot easement for public utilities along the northerly side line of the lot, and an overhang easement across the most southerly corner of the lot in question, and conditions of owner's certificate, as shown on plan of record in Book 2331, page 138, and restrictive covenants of record in Book 2548, page 299, both of record in the 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 $ 23,500.00

Subscribed and sworn to before me, this the 26th day of April 19 77

Affiant Roy Thomas Zacharias

My commission expires: 2/8/78 (Affix Seal)

Notary Public Mary W. Chamberlain

This is unimproved ( ) improved (XX) property, known as 121 Glenmont Drive, 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
Roy Thomas Zacharias,
his *(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 are prorated and assumed by the purchaser.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roy Thomas Zacharias,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 26th *day of* April, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David Lee Cornwell

Betty Gail Cornwell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahlenbaker, *a Notary Public in and for said County and State,* David Lee Cornwell and wife, Betty Gail Cornwell,

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* 26th *day of* April, *19* 77

Mary W. Ahlenbaker
Notary Public

Commission expires 2/8/78

MARY W. AHLENBAKER 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 .....

APR 27 77	CONV	23,500.00			
APR 27 77	S'TAX		B*	61.10	
APR 27 77	PR'FEE		B*	.50	
APR 27 77	W'DEED		B*	4.00	* 65.60

E 00858

IDENT'F. REFERENCE

APR 27 11 52 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 p- 23754

WARRANTY DEED

FROM
David Lee Cornwell, et ux

TO
Roy Thomas Zacharias

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