BOOK 5158 PAGE 313

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas M. Trabue, Jr., et ux	Same	130-14
(NAME)	(NAME)	
1207 Chickering Road		2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		BM 9869
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable consideration in hand paid by Thomas M. Trabue, ~~xxxx~~ Jr. and wife, Evelyn Trabue, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

VIRGINIA WOOLWINE SMITH, a widow, (herein "Grantor"), has ~~xx~~ es this day bargained and sold, and do hereby transfer and convey unto the said THOMAS M. TRABUE, JR. and wife, EVELYN TRABUE, (herein "Grantees"), their ~~xxxxxx~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 36 on the revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for said County.

Said Lot No. 36 fronts 200 feet on the westerly side of Chickering Road, and runs back between lines, 278.8 feet on the northerly line, and 353.8 feet on the southerly line, to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Virginia Woolwine Smith by deed from Ernest R. Ignatz and wife, Sara H. Ignatz, of record in Book 2442, page 536, Register's Office for Davidson County, Tennessee.

The above property is subject to the Plan of record in Book 1130, page 87, said Register's Office, which shows an owner's certificate, a 110-foot minimum building setback line from Chickering Road, and a 10-foot public utility easement along the rear line of the property; and subject to 1977 taxes which have been prorated and assumed by Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the 6th day of June, 1977

Affiant

My commission expires: 12-5-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1207 Chickering Road, Nashville, Tennessee 37215
(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 Grantees, their ~~xxxxxx~~ heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~xxxxxx~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of June, 1977 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witness By C. MacDowell Smith, Jr.

VIRGINIA WOOLWINE SMITH

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State,* Virginia Woolwine Smith

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 6th *day of* June, *19*77

George W. Pickens
Notary Public

GEORGE W. PICKENS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission expires 12/5/79

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 .....

JUN13	CONV	90,000.00			
JUN13	CONV	15,000.00			
JUN13	S'TAX		B*	273.00	
JUN13	PR'FEE		B*	.50	
JUN13	W'DEED		B*	4.00	* 277.50

WARRANTY DEED

FROM
Virginia Woolwine Smith
TO
Thomas M. Trabue, Jr. et ux

FE 08692

T
IDENTIF. REFERENCE

JUN 13 11 23 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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