WARRANTY DEED

BOOK 5165 PAGE 414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 77.

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Suite 303, 4515 Harding Rd., Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUCIUS B. DUBOSE et ux (NAME)	SAME (NAME)	Map 104-11
2602 Essex Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 237
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-7355

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, MABEL WALKER as surviving tenant of the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUCIUS B. DUBOSE and wife, LINDA B. DUBOSE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James W. Walker and wife, Mabel Walker by deed from Everett Wallace and wife, Lillian M. Wallace of record in Book 2204, page 515, Register's Office for said County. The said James W. Walker having since died, Jan. 18, 1960, Davidson County, Tennessee.
This conveyance is subject to Plan of record in Book 421, page 7, Register's Office for Davidson County, Tennessee and 1977 property taxes, which the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 2602 Essex Place (House Number) (Street) (P. O. Address) Nashville (City or Town) 37212 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of June, 19 77

Mabel Walker

MABEL WALKER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MACBUT GLENN GASTON JR., a Notary Public in and for said County and State, the within named MABEL WALKER

the 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 28th day of June, 19 77

Commission Expires 1-19-81

Macbut Glenn Gaston Jr.
Notary Public

MACBUT GLENN GASTON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____ Notary Public

IDENTIF. REFERENCE T

JUN 29 2 43 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

JUN29 77 CONV 43,500.00
JUN29 77 S'TAX B* 113.10
JUN29 77 PR'FEE B* .50
JUN29 77 W'DEED B* 4.00 * 117.60

WARRANTY DEED

FROM
MABEL WALKER

TO
LUCIUS B. DUBOSE and wife,
LINDA B. DUBOSE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York