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

BOOK 5172 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clement Dore (NAME)	Fidelity Fed. S + L Assn. (NAME)	Map 104-10
2817 Blair Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St (STREET ADDRESS)	Parcel 233
Nashville, Tn. (CITY) (ZIP. O ZONE) (STATE)	Nashville, Tn. (CITY) (ZONE) (STATE)	24W-8550

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

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

cash in hand paid by Clement Dore and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Clement Dore has assumed and agrees to pay the unpaid balance of an original indebtedness of $30,400.00, secured by Deed of Trust of record in Book 4937, page 480, Register's Office for Davidson County, Tennessee,

We, Robert C. Erickson and wife, Jane Erickson,

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

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bransford Realty Company's Subdivision, of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County.

Said Lot No. 6 fronts 90 feet on the southerly margin of Blair Boulevard, formerly Long Avenue, and runs back 215 feet on the westerly line and 214 feet on the easterly line, to an alley on which it measures 60 feet.

Being the same property conveyed to Robert C. Erickson and wife, Jane Erickson by deed from Ruth Engel Yulman, of record in Book 4937, page 478, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 18th day of July 19 77

Affiant Clement Dore

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evans

NOTARY PUBLIC AT LARGE STATE

This is unimproved ( ) improved (X) property, known as 2817 Blair Blvd., 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

Clement Dore,

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 grantee.

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

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18th *day of* July, 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.*

Robert C Erickson

Jane Erickson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Robert C. Erickson and wife, Jane Erickson,

*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* 18th *day of* July, 1977

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER, 37238 232203
NASHVILLE, TENN.

WARRANTY DEED

FROM
Robert C. Erickson, et ux
TO
Clement Dore

JUL 18 77	CONV	48,000.00			
JUL 18 77	S'TAX		B*	124.80	
JUL 18 77	PR'FEE		B*	.50	
JUL 18 77	W'DEED		B*	4.00	* 129.30

E 14859

IDENTIF. REFERENCE

JUL 18 1 37 PM '77

REGISTER

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