This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5206 PAGE 170

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Dennis Franklin	Guaranty Motgage Co. Div.	60-3
Newbern (NAME) 141 Oak Valley Drive	(NAME) P. O. Box 2708	117
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207	(STREET ADDRESS) Nashville, Tn. 37219	12DZ-43370
(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 considerations, the receipt of all of which is hereby acknowledged,

LAWRENCE PATRICK HERD and wife, MAMIE D. MOSS HERD

have this day bargained and sold, and do hereby transfer and convey unto
DENNIS FRANKLIN NEWBERN and wife, THEDIS CARLETHA HENRY NEWBERN, their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 72 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence Patrick Herd and wife, Mamie D. Moss Herd by deed from William E. Russell and wife, Bertha H. Russell, of record in Book 4493, page 724, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3821, page 343 as amended in Book 3865, page 403, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 34,650.00
Subscribed and sworn to before me, this the 28th day of September 1977
Affiant: Sandra Travis
My commission expires: February 3, 1981 (Affix Seal)
Notary Public: George E. Mudter Jr.

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved XX) property, known as 141 Oak Valley Drive, Nashville, Tennessee 37207
(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 Dennis Franklin Newbern and wife, Thedis Carletha Henry Newbern, 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 for 1977 Taxes, which have been assumed by the Buyers, and prorated.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis Franklin Newbern and wife, Thedis Carletha Henry Newbern, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* September, 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.*

Mamie D. Moss Herd
Mamie D. Moss Herd

Lawrence Patrick Herd
Lawrence Patrick Herd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr. *, a Notary Public in and for said County and State,* Lawrence Patrick Herd and wife, Mamie D. Moss Herd, *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 *this* 28th *day of* Septmeber, *19* 77

George E. Mudter, Jr. *Notary Public*

Commission expires February 3, 1981

GEORGE E. MUDTER, JR. 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 .....

OCT-6 77	CONV	34,650.00				
OCT-6 77	S'TAX		B*	89.96		
OCT-6 77	PR'FEE		B*	.50		
OCT-6 77	W'DEED		B*	4.00	*	94.46

[illegible]	[illegible]	[illegible]				
[illegible]	[illegible]		B*	[illegible]		
[illegible]	[illegible]		B*	[illegible]		
[illegible]	[illegible]		B*	[illegible]	*	[illegible]

WARRANTY DEED

FROM
LAWRENCE PATRICK HERD AND WIFE

TO
DENNIS FRANKLIN NEWBERN AND WIFE

E 29817

T
IDENTIF. REFERENCE

OCT 6 11 53 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

File:
George E. Mudter, Jr., Atty.