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

BOOK 5208 PAGE 230

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tony Lynn Sexton, et ux	The Chamberlain Company	Map 162-8
(NAME)	(NAME)	
42 Tusculum Road	620 Lindsay Street	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	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 Tony Lynn Sexton and wife, Janet Newell Sexton and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Milton F. Derryberry and wife, Paula G. Derryberry,

have this day bargained and sold, and do hereby transfer and convey unto the said Tony Lynn Sexton and wife,

Janet Newell Sexton,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County. Said Lot No. 1, fronts 73.50 feet on the northerly side of Tusculum Road and extends back 140.4 feet on the easterly line and 143.5 feet on the westerly line to a line in the rear on which it measures 84.4 feet.

Included therein but expressly excluded therefrom is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Thomas E. Chinander and wife, Betsy K. Chinander of record in Book 4217, page 786, Register's Office for said County.

Being the same property conveyed to Milton F. Derryberry and wife, Paula G. Derryberry, by deed from Jesse B. Swafford and wife, Lois T. Swafford, of record in Book 4674, page 356, Register's Office for said County.

This conveyance is made subject to a temporary slope easement of record in Book 4217, page 786; an easement for public utilities and drainage, an anchor easement, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 3600, page 96; and restrictive covenants of record in Book 3861, page 744, 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 $ 35,000.00

Subscribed and sworn to before me, this the 11th day of October 19 77

Affiant Tony Lynn Sexton

My commission expires: 8/2/81 (Affix Seal)

Notary Public Doris E. Knight

This is improved (XX) unimproved ( ) property, known as 42 Tusculum Road, Antioch, Tennessee 37013
(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

Tony Lynn Sexton and wife, Janet Newell Sexton,

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 are prorated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tony Lynn Sexton and wife, Janet Newell Sexton,

their

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

Witness our hand S this 11th day of October, 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.*

Milton F. Derryberry

Paula G. Derryberry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E Moran, *a Notary Public in and for said County and State,* Milton F. Derryberry and wife, Paula G. Derryberry,

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 12 *day of* October, *19*77.

DORIS E. MORAN NOTARY PUBLIC DAVIDSON TENN.

Doris E. Moran *Notary Public*

Commission expires 8/12/82

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 12	CONV	35,000.00			
OCT 12	S'TAX		B*	91.00	
OCT 12	PR'FEE		B*	.50	
OCT 12	W'DEED		B*	4.00	* 95.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE

G-233005

WARRANTY DEED

FROM

Milton F. Derryberry, et ux

TO

Tony Lynn Sexton, et ux

E 30752

IDENTIF. REFERENCE

OCT 12 4 02 PM '77

REGISTER

BOOK

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