ADDRESS OF NEW OWNER:

Mr. Thomas T. Champion
1418 Sevier Court
Nashville, TN 37206

MAP: 94-1

PARCEL: 303

WARRANTY DEED

SEND TAX BILLS TO:

Dobson & Johnson
311 Plus Park Blvd.
Nashville, TN 37217

BOOK 5225 PAGE 88

For and in Consideration of the sum of $14,550.00

FOURTEEN THOUSAND FIVE HUNDRED-FIFTY & NO/100---------- *DOLLARS,* the receipt of which is hereby acknowledged, I, Betty B. Parker, as the Executrix of the Estate of William Prentice Warren who died on the 7th day of January, 1976, in Davidson County, Tennessee, and we, Betty B. Parker, William Hugh Warren, and Beverly Warren Byars, being the sister-in-law, son, and daughter, respectively, of the deceased, William Prentice Warren, and the sole beneficiaries of the Estate of William Prentice Warren, deceased, under terms of his Last Will and Testament admitted to probate on the 4th day of June, 1976, in the Probate Court of Davidson County, Tennessee, under Case No. 62806,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas T. Champion and wife, Dianna G. Champion, the purchasers, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 125 on the Map of Shelby Village, No. Two, as of record in Book 1835, Page 48, Register's Office for said County.

Said Lot No. 125 fronts 58 feet on the southerly side of Sevier Court and runs back between lines, 110.7 feet on the east line and 118.4 feet on the west line, to a dead line in the rear, measuring 59 feet thereon.

Being the same property conveyed to William P. Warren and wife, Felix B. Warren, by deed from Edmond Moore Anderson of record in Book 2341, Page 534, Register's Office of Davidson County, Tennessee. The said Felix B. Warren died on August 19, 1971.

The above described property is conveyed subject to restrictive covenants of record in Book 2015, Page 639, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas T. Champion and wife, Dianna G. Champion, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas T. Champion and wife, Dianna G. Champion, *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.*

And we, Betty B. Parker, William Hugh Warren, and Beverly Warren Byars, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas T. Champion and wife, Dianna G. Champion, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20 TH *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.*

Betty B Parker
Beneficiary & Executrix of the
Estate of William Prentice Warren

William Hugh Warren
Beneficiary

Beverly Warren Byars
Beneficiary

NOTARY PUBLIC SOUTH CAROLINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5225 PAGE 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty B. Parker and William Hugh Warren,

the 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 20th day of October, 19 77.

Joseph L Kadley, Notary Public.

Commission Expires 5-20-1978

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

BOOK 5225 PAGE 91

Personally appeared before me, RALPH M. MAGOFFIN, a Notary Public in and for said County and State, the within named

Beverly Warren Byars

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 Columbia, S.C., this 1st day of November, 1977.

Commission Expires My Commission Expires February 3, 1980

Ralph M. Magoffin, Notary Public.

THIS INSTRUMENT PREPARED BY CHARLES ALEXANDER, Attorney at Law, 421 Charlotte Avenue, Nashville, TN, 37219.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property, (whichever is greater) is $14,550.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles Alexander

SWORN TO AND SUBSCRIBED before me this 20th day of October, 1977.

My commission expires: 5-20-1978

Joseph Lackey
NOTARY PUBLIC

WARRANTY DEED

FROM
BETTY B. PARKER, ET AL.

TO
THOMAS T. CHAMPION, ET UX.

E 38033

IDENTIF. REFERENCE

Nov 21 3 59 PM '77

FELIX [illegible] REGISTER
D.C.

File Box 3

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

NOV21 77	CONV	14,550.00			
NOV21 77	S'TAX		B*	37.70	
NOV21 77	PR'FEE		B*	.50	
NOV21 77	W'DEED		B*	8.00	* 46.20