This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail BOOK 5259 PAGE 312

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN RICHARDSON DEAN, ET UX	SAME	Map 117-2
(NAME) 2913 Compton Road	(NAME)	Parcel 8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	7 DA 21685
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

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

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

BONNIE H. DAUME, widow, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN RICHARDSON DEAN AND WIFE, JOSEPHINE STRONG DEAN, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

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

Being Lot No. 17 of Block 1 on the Map of the Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the easterly side of Compton Road and runs back between lines, 215.7 feet on the northerly line and 215 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Oscar R. Daume and wife, Bonnie H. Daume, by deed from Shirley W. Higginbotham and wife, Sarah R. Higginbotham, of record in Book 1557, page 462, Register's Office for Davidson County, Tennessee; the said Oscar R. Daume having since died, property now vests solely in Bonnie H. Daume.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 26th day of February 19 78

My commission expired April 30 1978 (Affix Seal)

X John R. Dean
Affiant

Mrs. John R. Dean, Jr.
Notary Public

This is unimproved ( ) improved (XX) property, known as 2913 Compton Road, 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 Grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 taxes for 1978 which are this date prorated and assumed by Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* ~~his~~ *this* February 26th *day of* February, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Bonnie H. Daume

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE H. DAUME, widow, the within named 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 24th day of February, 19 78

Mrs. John L. Dean, Jr. Notary Public

My Commission expires April 30, 1978

MRS. J. DAVIDSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

MAR-6 78 CONV 40,000.00
MAR-6 78 S'TAX B* 104.00
MAR-6 78 PR'FEE B* .50
MAR-6 78 W'DEED B* 4.00 * 108.50

WARRANTY DEED

FROM

BONNIE H. DAUME

TO

JOHN RICHARDSON DEAN, ET UX

E 5 3 3 4 2

IDENTIF. REFERENCE

MAR 6 10 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115