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

BOOK 5272 PAGE 615

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Stephen Doughty et ux	First Tennessee Bank N.A. Memphis	Map 95-12
(NAME)	(NAME)	
2700 Emery Drive	P. O. Box 474	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Memphis, Tennessee 38101	
(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 R. Stephen Doughty and wife, Susan G. Doughty and other good and valuable considerations accepted as cash, the receipt of all of which is hereby,

I, Ruth Schwensen, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said R. Stephen Doughty and wife, Susan G. Doughty, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, Register's Office for said County.

Said Lot No. 25 fronts 80 feet on the northerly side of Emery Drive and runs back between lines 219.7 feet on the westerly line and 211.1 feet on the easterly line, to a dead line in the rear, measuring 80.2 feet thereon.

Being the same property conveyed to Ruth Schwensen, by quitclaim deed from Ruth Schwensen, Estelle Ezell, Mary Ellen (Mrs. D. P.) Sensing, Myrna (Mrs. H. E.) Becton, Phillip W. Tune, George P. Tune and William L. Tune, Jr., Trustees, of record in Book 4841, page 927, said Register's Office.

This conveyance is made subject to a 50-foot setback line from Emery Drive, a 10-foot easement along rear of said lot for public utilities, and conditions of owner's certificate, as shown in Book 2133, page 50, and restrictive covenants of record in Book 2144, page 517, 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 $ 33,650.00

Affiant

Subscribed and sworn to before me, this the 11th day of April, 1978

Notary Public

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

This is unimproved ( ) improved (X) property, known as 2700 Emery Drive, Nashville, Tennessee 37214 (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 R. Stephen Doughty and wife, Susan G. Doughty, 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 1978 taxes which are prorated and assumed by the grantees.

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

Witness my *hand this* 11th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth Schwensen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E Neary, *a Notary Public in and for said County and State,* Ruth Schwensen,

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* 11th *day of* April, *19* 78

Commission expires 4/21/80

Mary E Neary *Notary Public*

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 .....

APR 12 78	CONV	33,650.00			
APR 12 78	S'TAX		B*	87.36	
APR 12 78	PR'FEE		B*	.50	
APR 12 78	W'DEED		B*	4.00	* 91.86

FIRST AMERICAN CEN R
NASHVILLE, TENN. 37

PLEASE RETURN TO
WARRANTY DEED 234023

FROM
Ruth Schwensen

TO
R. Stephen Doughty et ux

E 5 9 4 6 0

IDENTIF. REFERENCE

APR 12 2 34 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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