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

BOOK 5273 PAGE 584

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael W. Olphie et ux	First Tennessee Bank N.A.Memphis	Map 147-2
(NAME) 4810 Abbay Drive	(NAME) P. O. Box 474	Parcel 16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) 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 Michael W. Olphie and wife, Kathey Lee M. Olphie and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William H. Avant and wife, Patricia L. Avant,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael W. Olphie and wife, Kathey Lee M. Olphie,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

Said Plan shows Lot No. 143 fronts 105 feet on the northeasterly side of Abbay Drive and extends back between lines 209 feet on the southerly line and 301.1 feet on the northwesterly line to a dead line in the rear, measuring 165.8 feet thereon.

Being the same property conveyed to William H. Avant and wife, Patricia L. Avant, by deed from Robert H. Dodson and wife, Wilmoth B. Dodson, of record in Book 4934, page 379, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities, a 2.5 x 20-foot utility anchor easement, a 70-foot building setback line from Abbay Drive, and conditions of owner's certificate, as shown in Book 2331, page 38; and restrictive covenants of record in Book 2438, page 108, 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 $ 38,900.00

Subscribed and sworn to before me, this the 14th day of April 1978

Affiant Michael W. Olphie

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

Notary Public Mary Evelyn

This is improved (X) unimproved ( ) property, known as 4810 Abbay Drive, 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

Michael W. Olphie and wife, Kathey Lee M. Olphie, 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 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael W. Olphie and wife, Kathey Lee M. Olphie, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 14th day of April, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Patricia L. Avant
Patricia L. Avant

× William H. Avant
William H. Avant

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STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ Richmond

Personally appeared before me, Brenda H. DeFore, *a Notary Public in and for said County and State,* William H. Avant and wife, Patricia L. Avant,

*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 Augusta, Georgia ~~XXXXXXX~~
this 10th *day of* April, 1978

BRENDA H. DeFORE NOTARY PUBLIC RICHMOND COUNTY, GA.

Notary Public, Richmond County, Georgia
My Commission Expires July 6, 1981

Brenda H. DeFore *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 .....

CO 38,900.00	MO
WD 4.00	MS
TD	ST 101.14
CC	ST
MR	PF 50
UCC	TOTAL 105.64

CHICAGO TITLE INS. CO.
FIRST AMERICAN CTR. 234036

WARRANTY DEED

FROM

William H. Avant et ux

TO

Michael W. Olphie et ux

E 59916

IDENTIF. REFERENCE

APR 14 1 31 PM '78

FLETCHER WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238