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# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randolph S. Dozier and wife, Julia D. Dozier | Same | 145-9#34 FH#20671 |
| (NAME) | (NAME) | 145-9#33 FH#20669 |
| 5829 Beauregard Drive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten and No/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

FLETCHER L. WILLIAMS, JR. and wife, SARA T. WILLIAMS

*have bargained and sold, and by these presents do transfer and convey unto the said* RALDOLPH S. DOZIER and wife, JULIA D. DOZIER their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Tyne Valley Estates, Section 3, as of record in Book 3500, page 9, Register's Office for said County.

Said Lot No. 45 fronts 178 feet on the southeasterly side of Beauregard Drive, and extends back 410 feet on the northeasterly line and 365 feet on the southwesterly line, to a dead line in the rear on which it measures 202.5 feet thereon.

Being the same property conveyed to F. L. Williams, Jr. and wife, Sara T. Williams, by deed from Haury & Smith Contractors, Inc., of record in Book 3618, page 311, said Register's Office. F. L. Williams, Jr. and Fletcher L. Williams, Jr. are one and the same person.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Tyne Valley Estates, Section 3, as of record in Book 3500, page 9, Register's Office for said County.

Said Lot No. 46 fronts 148 feet on the southerly side of Beauregard Drive and extends back 365 feet on the easterly line and 367 feet on the westerly line to a dead line measuring 268 feet thereon.

Being the same property conveyed to Fletcher L. Williams, Jr. and wife, Sara T. Williams, by deed from Haury and Smith Contractors, Inc. of record in Book 3537, page 221, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 168,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 1978

Notary Public

My commission expires AT LARGE 2/23/81 (Affix Seal)

NOTARY PUBLIC OF TENNESSEE

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unimproved ( )
This is improved (X) property, known as 5829 Beauregard Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* RANDOLPH S. DOZIER and wife, JULIA D. DOZIER *their heirs and assigns, forever.*

*And* we *do covenant with the said* RANDOLPH S. DOZIER and wife, JULIA D. DOZIER *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.,* except for 1978 taxes; plan of record in Book 3500, page 9; restrictions in Book 3502, page 162, and in Book 3508, page 341

*And* we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* RANDOLPH S. DOZIER and wife, JULIA D. DOZIER, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 30th *day of* June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fletcher L. Williams, Jr.

Fletcher L. Williams, Jr.

Sara T. Williams

Sara T. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Fletcher L. Williams, Jr. and wife, Sara T. Williams

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 30th day of June, 1978.

Gail Pigg, Notary Public.

Commission Expires 2/23/81

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.....

**WARRANTY DEED**

FROM
Fletcher L. Williams, Jr. et ux

TO
Randolph S. Dozier et ux

E 74815

IDENTIF REFERENCE

Jul 5 9 11 AM '78

FELIX Z. WILSON TE REGISTER
DAVIDSON COUNTY TENN.

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

| | | | | | | |
|---|---|---|---|---|---|---|
| JUL-5 78 | CONV | 90,000.00 | | | | |
| JUL-5 78 | CONV | 78,000.00 | | | | |
| JUL-5 78 | S'TAX | | B* | 436.80 | | |
| JUL-5 78 | PR'FEE | | B* | .50 | | |
| JUL-5 78 | W'DEED | | B* | 8.00 | * | 445.30 |