WARRANTY DEED

BOOK 5313 PAGE 70

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
IRENE THURSTON (NAME)	The Chamberlain Company (NAME)	Map 133-16
297 Garry Drive (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	Parcel 131
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Chattanooga, TN 37403 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantee herein to assume the balance due and owing on a note payable to The Chamberlain Company which note is secured by a deed of trust of record in Book 5195, page 218, Register's Office for Davidson County, Tennessee.

SHIRLEY H. RICE, Unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said IRENE THURSTON,

her *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Kenilworth Estates Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for said County.

SAID Lot 117 fronts 62 feet on the southerly side of Garry Drive and runs back between lines 134.4 feet on the westerly side line and 144 feet on the easterly side line to a line at the rear measuring 61 feet thereon.

BEING all the same property conveyed to SHIRLEY H. RICE by deed from Terry R. Dillehay and wife, Gloria L. Dillehay of record in Book 5195, page 216, said Register's Office.

This conveyance is made subject to a 30-foot minimum building setback line, a 10-foot easement for public utility purposes, a sewer easement, a 2.5 x 30-foot utility anchor easement, and conditions of owner's certificate, as shown on plan of record in Book 2900, pages 149 and 150; and restrictive covenants of record in Book 3221, page 445, 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 $33,185.15

Subscribed and sworn to before me, this the 18th day of July, 19 78

Affiant

My commission expires: 8-3-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 297 Garry Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said IRENE THURSTON

her *(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.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* IRENE THURSTON

her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 18th *day of* July, 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.*

Shirley H. Rice
SHIRLEY H. RICE

BOOK 5313 PAGE 71

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fred E. Cowden Jr., a Notary Public in and for said County and State, Shirley H. Rice

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 18th day of July, 19 78

Fred E. Cowden JR. Notary Public

Commission expires 8-3-80

FRED E. COWDEN, JR. NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr., Attorney
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

Mail

E 7.7.5 8.7.

IDENTIF. REFERENCE

JUL 19 8 51 AM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUL 19 78	CONV	33,185.15			
JUL 19 78	S'TAX		B*	86.32	
JUL 19 78	PR'FEE		B*	.50	
JUL 19 78	W'DEED		B*	4.00	* 90.82

WARRANTY DEED

FROM
SHIRLEY H. RICE

TO
IRENE THURSTON

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York