This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5360 PAGE 201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde E. Easter	Schumacher Mortgage Company	Map 102-11
(NAME)	(NAME) 5100 Poplar Avenue, Clark Tower	Parcel 59
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Clyde E. Easter and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Clyde E. Easter, has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $28,000.00 secured by deed of trust of record in Book 5039, page 908, Register's Office of Davidson County, Tennessee.

We, John William Varner, Jr. and wife, Sara R. Varner

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde E. Easter

the Grantees herein, their (successors), heirs and assigns,

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

Being Lot No. 124 on the Map of Horton Heights, Section VI, as of record in Book 2133, page 24, said Register's Office.
Said Lot fronts 86 feet on the easterly side of Brook Hollow Road and runs back between lines, 368 feet on the southerly line and 299.5 feet on the northerly line, to a dead line, measuring 117.2 feet thereon.

Being the same property conveyed to John William Varner, Jr. and wife, Sara R. Varner by deed from Lissa I. Wright of record in Book 5039, page 906, said Register's Office.

This conveyance is subject to 10-foot easement for public utility purposes, 50-foot setback line from Brook Hollow Road and conditions of Owner's Certificate of record in Book 2133, page 24, said Register's Office; an easement granted Trustees of the Brookmeade Church of Christ of record in Book 5039, page 903, said Register's Office; an easement for sanitary sewers and/or storm drainage of record in Book 4316, page 112, Register's Office for said County and restrictive covenants of record in Book 2106, page 178, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00 OK

Subscribed and sworn to before me, this the 2 day of Nov 1978

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NANCY L. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 862 Brook Hollow Road (House Number) (Street) Nashville, Tennessee 37205 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 purchasers.

We further covenant and bind ourselves, our 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd *day of* November, *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.*

John William Varner, Jr.

Sara R. Varner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY C KOTA *, a Notary Public in and for said County and State,* John William Varner, Jr. and wife, Sara R. Varner

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 Nashville *Tennessee, this* 2nd *day of* Nov *, 1978*

NOTARY PUBLIC

Commission expires 4/18/82

Notary Public

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 .....

NOV-6 78	CONV	42,500.00			
NOV-6 78 S'TAX			B*	110.50	
NOV-6 78 PR'FEE			B*	.50	
NOV-6 78	W'DEED		B*	4.00	* 115.00

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 233487

FROM
John William Varner, Jr. et ux

TO
Clyde E. Easter

E 98525

IDENTIF. REFERENCE

Nov 6 9 17 AM '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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627