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

BOOK 5372 PAGE 77

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Allen Rose	SAME	Map 116-10
(NAME) 412 Jackson Boulevard	(NAME)	Parcel 127
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37205	(STREET ADDRESS)	
(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 Anthony Allen Rose & other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Arthur C. Earls, Jr. and wife, Betty R. Earls

have this day bargained and sold, and do hereby transfer and convey unto the said Anthony Allen Rose

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

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

Land in Davidson County, Tennessee, being Lot No. 2 on the revised plan of Section I, Earls Subdivision of record in Book 5200, page 17, Register's Office for said County, described as follows:
Beginning at an iron pin on the northerly margin of Jackson Boulevard said iron pin being the common front corner of lots Nos. 1 and 2 on said plan; thence leaving said margin north 36° 07' East 365.1 feet to the westerly margin of a 10 foot reserved strip; thence continuing in the same direction and across said strip 10 feet, in all 375.1 feet to an iron pin in the easterly line of said strip; thence with said easterly line South 56° 22' East 191.7 feet to a concrete monument; thence South 41° 53' West 10.1 feet to a point in the westerly line of the strip; thence continuing in the same direction 405.0 feet in all 415.1 feet to a concrete monument in the northerly margin of Jackson Boulevard; thence with said northerly margin of Jackson Boulevard in an northwesterly direction 152.9 feet to the point of beginning.

Being part of the property conveyed to Arthur C. Earls, Jr. and wife, Adeline Cockrill Earls, by deed from James W. Byron and Lindsay Walker Byron, of record in Book 2548, page 463, Register's Office for said County, the said Adeline Cockrill Earls having since died.

This conveyance is subject to a 10-foot reserved strip across the rear line, a drain across the front of the premises, a disposal field area, 190-foot building set-back line from Jackson Boulevard and conditions of Owner's Certificate of record in Book 5200, page 17, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 211,500.00

Subscribed and sworn to before me, this the 5th day of Dec. 19 78

Affiant Anthony Allen Rose

My commission expires: 7/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 412 Jackson Blvd., Nashville, Tennessee 37205
(House Number) (Street) 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.

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 5th *day of* December, 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.*

Arthur C. Earls, Jr.

Betty R. Earls

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey *Notary Public in and for said County and State,* Arthur C. Earls, Jr. and wife, Betty R. Earls

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 *this* 5th *day of* Dec. *, 19* 78

Mary Ensey *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC SEAL — Davidson County, 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 .....

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

WARRANTY DEED

~~Lot No. 3 Section 4~~

Arthur C. Earls, Jr. and wife,
Betty R. Earls

FROM

TO

Anthony L. Rose

F 0 3 7 9 4

IDENTIF. REFERENCE

DEC 6 12 39 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-6 78	CONV	90,000.00	} 211,500.00		
DEC-6 78	CONV	90,000.00			
DEC-6 78	CONV	31,500.00			
DEC-6 78	S'TAX		B*	549.90	
DEC-6 78	PR'FEE		B*	.50	
DEC-6 78	W'DEED		B*	4.00	* 554.40

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