Prepared by:
Little, Threlkill & Owen, P.C.
25th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5424 PAGE 719

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William O. Treanor, III dba	same	117-14-37
(NAME) Treanor Company, et ux	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) 3829 Cleghorn Avenue	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred Fifty Eight and 66/100 ($32,558.66) ---------- cash in hand paid *Dollars.*

and the agreement of the buyers, as evidenced by their signatures below, to assume and pay a Deed of Trust note with an outstanding principal balance of $95,441.34 and more particularly described below.

Ernest L. Coburn, Jr., hereinafter called the Grantor, has XXX *this day bargained and sold, and do hereby transfer and convey unto the said* William O. Treanor, III and wife, Penelope J. Treanor *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 50 feet of Lot No. 30 and the northerly 25 feet of Lot No. 29 of Block "C" on the Plan of Hillsboro View Subdivision, as of record in Book 974, pages 64 and 65.

Said parts of said lots adjoin and front together 75 feet on the westerly side of Cleghorn Avenue and run back between parallel lines, 186 feet to a dead line.

Being the same property conveyed to Ernest L. Coburn, Jr. by deed from Jackie's Interiors, Inc., a Tennessee corporation, as of record in Book 5281, page 526, Register's Office for Davidson County, Tennessee.

The said above described property is conveyed subject to a deed of trust against the same made by and between Ernest L. Coburn and wife, Janet A. Coburn, and David B. Herbert, Trustee, to secure a Deed of Trust note to Jackie's Interiors, Inc., which Deed of Trust is dated May 1, 1978 and is recorded in the Register's Office for Davidson County, in Book 5281, page 528, for the sum of $95,441.34 Dollars, which said sum, with interest thereon at 8 1/2% per annum from the 1st day of March, 1979, remains unpaid, and the aforesaid grantee hereby agrees to pay the same as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 128,000.00

Subscribed and sworn to before me, this the 1st day of March, 1979

Affiant

My commission expires My Commission Expires Feb. 11, 1981 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3829 Cleghorn Avenue (House Number) (Street) P.O. Address Nashville TN 37215 (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 the above described deed of trust.

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 1st *day of* March, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William O. Treanor, III

Ernest L. Coburn, Jr.

Penelope J. Treanor

I hereby release any claim which I may have, whether present or future, to the property being conveyed herein.

Janet A. Coburn

BOOK 5424 PAGE 720

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William B. Owen, *a Notary Public in and for said County and State,* Ernest L. Coburn, Jr., William O. Treanor, III, Penelope J. Treanor and Janet A. Coburn

the within named bargainorS , 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* 1st *day of* March, *19*79

William B Owen *Notary Public*

Commission expires My Commission Exnires Feb. 11, 1981

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 .....

7654

WARRANTY DEED

FROM

Ernest L. Coburn, Jr.

TO

William O. Treanor, III dba Treanor Co., et ux

F. 25400

IDENTIF. REFERENCE

APR 23 10 14 AM '79

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5424 PAGE 721

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			128000.00- CO	
			332.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	337.30-
7654	A	04/23/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25400

IDENTIF. REFERENCE

APR 23 10 14 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678949