80-8-10

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

James Albert Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Boley & Weiss, Attorneys, 1205 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ALBERT ROSE (NAME)	The Chamberlain Company (NAME)	119-10-152
2726 Hartford Drive, (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 8254 (STREET ADDRESS)	6DA-33974
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Chattanooga, TN 37411 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EARL C. DARNELL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ALBERT ROSE and wife P. JEANNETTE ROSE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 11 on the Plan of Hidden Acres, as of record in Book 1130, page 69, Register's Office for said County.

Said Lot No. 11 fronts 75.0 feet on the easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to Earl C. Darnell and wife, Ruby Frances Darnell by deed from Charles C. Morrow, Trustee of record in Book 4462, page 590, said Register's Office. The said Earl C. Darnell and Ruby Frances Darnell having since been divorced and by decree of the Probate Court for Davidson County, Tennessee of record in Book 4823, page 11, said Register's Office, the interest of the said Ruby Frances Darnell was divested out of her and vested in Earl C. Darnell.

This conveyance is subject to any and all restrictions and easements of record.

Carole Darnell, wife of the above named Earl C. Darnell joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 2726 Hartford Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 6th day of August, 19 80

Earl C. Darnell
EARL C. DARNELL

Carole P. Darnell
CAROLE DARNELL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EARL C. DARNELL, and wife, Carole Darnell

the bargainor, 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 8th day of August, 1980.

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

EARL C. DARNELL

TO

JAMES ALBERT ROSE

G 0 1 6 5 4

IDENTIF. REFERENCE

AUG 8 3 50 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			490[illegible] 127.40	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 133.90-	
			4676A08/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01654

T
IDENTIF. REFERENCE

AUG 8 3 59 PM '80
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 772791