BOOK 5740 PAGE 186

# WARRANTY DEED

FROM: Clement Dore and Eleanor Dore, Grantor

TO: James C. DeVault, Jr. and wife, Katherine B.DeVault, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
James C. DeVault, Jr. and wife
Katherine B. DeVault
2400 Sunset Place
Nashville, Tennessee

Send Tax Bills To: Same

Map-Parcel Numbers
104-15-228

Field Book Numbers
246-945

---

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Seventy-Five Thousand and no/100 Dollars ($75,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of May, 1981.

Notary Public

My Commission Expires: Oct 21, 1984

---

FOR AND IN CONSIDERATION OF the sum of Seventy-Five Thousand and no/100 Dollars ($75,000.00), Clement Dore and Eleanor Dore, Grantor have bargained and sold, and by these presents do transfer and convey unto the said James C. DeVault, Jr. and wife, Katherine B. DeVault, Grantees their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> All of that property described on Exhibit A attached hereto and by reference made a part hereof as fully as if copied herein verbatim.

This is improved property, known as 2400 Sunset Place, Nashville, Tennessee.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for the lien for 1981 taxes which have been prorated and will be paid by the Grantees; easements and restrictions of record; the rights of the present tenants upon the premises under unrecorded leases which are hereby assigned to the

Grantees; any nonconforming use or other violation of applicable zoning ordinances; and violations of the codes of Metropolitan Nashville and Davidson County, Tennessee. The Grantees take subject to all of the foregoing matters.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

As a condition of this conveyance, the Grantees hereby agree to indemnify and hold the Grantor harmless from all claims, demands, loss, liability, and damages, including attorneys fees, which arise or are in any way related to the violation of the applicable zoning laws and Metropolitan codes referred to above.

IN WITNESS WHEREOF, the parties have signed this Agreement this 15th day of April, 1981.

SELLER:

Clement Dore
CLEMENT DORE

SELLER:

Eleanor Dore
ELEANOR DORE

BUYERS:

JAMES C. DeVAULT, JR.

KATHERINE DeVAULT

STATE OF Dist of Col )
COUNTY OF _____ )

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ELEANOR DORE, the 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 seat at Washington DC, _____, this 15th day of April, 1981.

Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Petruschkin, a Notary Public in and for said County and State, the within named CLEMENT DORE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 27th day of April, 1981.

Karen Petruschkin
Notary Public

My Commission Expires: Oct 21, 1984

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Petruschkin, a Notary Public in and for said County and State, the within named JAMES C. DeVAULT, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 1st day of May, 1981.

Karen Petruschkin
Notary Public

My Commission Expires: Oct 21, 1984

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Petruschkin, a Notary Public in and for said County and State, the within named KATHERINE DeVAULT, the 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 seat at Nashville, Tennessee, this 1st day of May, 1981.

Karen Petruschkin
Notary Public

My Commission Expires: Oct 21, 1984



WHW/4-24-81

EXHIBIT A

BOOK 5740 PAGE 189

Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 on the Map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County.

Said Lots Nos. 12 and 13 fronts 153.2 feet on the northerly side of Linden Place and run back between lines 223 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear, and measures 150 feet on said line.

Being the same property conveyed to CLEMENT DORE AND WIFE, ELEANOR DORE, by deed from WILLIAM L. CALDWELL AND WIFE, JOANNE THERON CALDWELL, of record in Book 4533, page 83, said Register's Office. Clement Dore and Eleanor Dore have divorced and own the property as tenants in common.

RUSH

IDENTIF. REFERENCE

MAY 1 2 15 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

64016

3443 05/01 207.50- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5740 PAGE 190

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 195.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 207.50- | |
| | | | 3443A05/01/81 BAL .01 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640016

IDENTIF. REFERENCE

MAY 1 2 15 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 819819