WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Marbut Glenn Gaston, Jr., Atty.
221 Continental Plaza
4301 Hillsboro Road
Nashville, Tennessee 37215

BOOK 5942 PAGE 237

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms Clement J. Vadnais (NAME)	New owners (NAME)	83-12
2528 Brittany Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	177
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DA-43110

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, YVON G. BEDARD and wife ARTIE L. BEDARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEMENT J. VADNAIS and wife MAGDALENE S. VADNAIS

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

Being Lot No. 5 on the Plan of Eastland Acres, Section Seven as of record in Plat Book 2330, page 166, as amended in Book 3309, page 114, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Yvon G. Bedard and wife, Artie L. Bedard by deed from Henry Adam Deberry and wife, Margie D. Deberry of record in Book 5477, page 547, said Register's Office.

This conveyance is made subject to: (1) 1982 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 4870, page 900; (3) Easement of record in Book 3430, page 134; and (4) All matters appearing on the Plan of record in Plat Book 2330, page 166, as amended in Book 3309, page 114, said Register's Office.

RUSH

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
SEP 27 3 34 PM '82

IDENTIF. REFERENCE

H 10224

unimproved ( )
This is improved(XX) property, known as 2528 Brittany Drive Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of September, 19 82

Yvon G. Bedard
YVON G. BEDARD

Artie L. Bedard
ARTIE L. BEDARD

STATE OF ~~TENNESSEE~~TEXAS:
COUNTY OF HARRIS

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvon G. Bedard and wife, Artie L. Bedard the 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 HOUSTON, Texas, this 20th day of September, 19 82.

My commission expires 4-6-84 Notary Public Margaret M. Monteleone

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Magdalene S Vadnais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1982.

MY COMMISSION EXPIRES: 10-21-84 (AFFIX SEAL)

Notary Public

ICOR 09/27 152.00- CHECK

WARRANTY DEED

FROM

YVON G. BEDARD and wife,
ARTIE L. BEDARD

TO

CLEMENT J. VADNAIS and wife
MAGDALENE S. VADNAIS

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

FILE BOX 38

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

RECEIVED OF _____

FOR _____ BOOK 5942 PAGE 239

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
			67500.00- CO	
			175.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.00-
1084A05/27/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 10224

IDENTIF. REFERENCE

SEP 27 3 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 901881