WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11 0 244.5a

SEND TAX NOTICES TO: Mr. and Mrs. Delmas M. Grammer, Jr.

ADDRESS: 638 Nawakwa, Madison, Tennessee

For and in Consideration of the sum of

Ten ($10.00), ---------- DOLLARS and other good and valuable consideration accepted as cash, receipt of which is hereby acknowledged.

We, Nancy Bing Hays and husband, William A. Hays have bargained and sold, and by these presents do transfer and convey unto the said Delmas M. Grammer, Jr. and wife, Mildred N. Grammer

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, consisting of two tracts.

Tract B- Beginning at an iron pin in the east margin of Neely's Bend Road, said point being located north 15° 15' west and 85.10 feet from the common line between Lots 2 & 3 of Bransford Co. Subdivision of the West Morton Farm as of record in Book 547, page 131, R.O.D.C., Tennessee; thence south 89° 17' east 1133.4 feet to a point; thence north 0° 43' east 168 feet to a point; thence south 89° 17' east 643.5 feet to a point; thence south 7° 13' west 219.3 feet to an iron pin; thence north 89° 17' west 1738.7 feet to a point in the east margin of Neely's Bend Road; thence with said road north 15°15' west 51.9 feet to the beginning and containing 4.45 acres and being the north part of a tract of land of record in deed book 1238, page 185, Register's Office for said County.

Tract C- Beginning at a point in the east margin of Neely's Bend Road, said point being located north 15°15' west and 33.20 feet from the common line between lots Nos. 2 & 3 of Bransford Co. subdivision of the West Morton Farm as of record in Book 547, page 131, R.O.D.C., Tennessee; thence South 89° 17' east 1738.7 feet to a point; thence south 7° 13' west 233.2 feet to the southeast corner of Lot No. 2 of said subdivision; thence with the south line of said lot north 89° 17' west 595 feet to a point; thence north 0° 43' east 182 feet to a point; thence north 89° 17' west 1104.1 feet to a point in the east margin of Neely's Bend Road; thence with the east margin of said road north 15° 15' west 51.9 feet to the beginning and containing 4.51 acres.

Being part of the premises conveyed to Nancy Bing Hays and husband, William A. Hays, by deed from G. C. Winkler and wife, of record in Book 2278, page 225, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delmas M. Grammar, Jr. and wife, Mildred N. Grammar their heirs and assigns, forever.

And we do covenant with the said Delmas M. Grammar, Jr. and wife, Mildred N. Grammer 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. except 1965 taxes which have been prorated and assumed by purchasers, and except for a lien secured by Deed of Trust in Book 3589, page 81, R.O.D.C., Tennessee, payment of which is not assumed by purchasers but will be made by sellers.

And We, Nancy Bing Hays and husband, William A. Hays do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Delmas M. Grammar, Jr. and wife, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 23 day of April, 1965

x Nancy Bing Hays

x William A. Hays

STATE OF TENNESSEE
DAVIDSON **County.**

Personally appeared before me, Mrs. William M. Peacher, a Notary Public in and for said County and State, the within named Nancy Bing Hays and William A. Hays

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23 day of April, 19 65

Mrs. William M. Peacher, Notary Public

Commission Expires 1-31-67

STATE OF
County of

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ 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

BOOK 3884 PAGE 206

WARRANTY DEED

FROM

Nancy Bing Hays and husband

TO

Delmas M. Grammer, Jr. EtUx

78058

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 27 9 33 AM '65

NOTE BOOK 141 PAGE 456
RECORDING FEE $2.00
DEP. REG. _____

STATE TAX $ _____
PROBATE
TOTAL $ .50

ADD 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 27 1965

CT

Madison Title Company
MADISON, TENNESSEE