Buyer: Johnnie C. Allen
307 Hadley
Old Hickory, Tenn.

Tax bills Same

Map. 44-11
Pr. 48
PCV

BOOK 4576 PAGE 265

THIS DEED OF CONVEYANCE executed and delivered by JOHNNIE ALLEN, joined herein by his wife, ZEMMER ALLEN, hereinafter called the grantors, to JOHNNIE C. ALLEN and wife, LINDA C. ALLEN, hereinafter called the grantees,

WITNESSETH: That, for good and valuable consideration, receipt of which is hereby acknowledged, the grantors have this day bargained and sold and do hereby transfer and convey unto the grantees, survivor and assigns, certain real property situated in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

> BEING Part of Lot No. 90, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68 and on plat showing Revision of Easements recorded October 28, 1949, in Book 1762, Page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> BEGINNING with an iron pin on the northwest corner of Lot No. 90, and running thence the following courses and distances: (1) South 89° 10' East 285.0 feet to an iron pin; thence (2) South 0° 47' West 64.5 feet to an iron pin; thence (3) North 86° 23' West 286.2 feet to an iron pin; thence (4) North 1° 29' East 51.6 feet to an iron pin and the point of beginning, containing 0.38 acres, more or less; and being the same real estate as that conveyed to Johnnie Allen by deed from E. I. du Pont de Nemours and Company, said deed being of record in Book 1855, Page 58, Register's Office for Davidson County, Tennessee;
>
> SUBJECT to and/or reserving two (2) special easements, one (1) 10 feet wide for electric and/or telephone cable and one (1) 5 feet wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan as revised, which is made a part of this description by reference thereto.

The grantor, JOHNNIE ALLEN, covenants with the grantees, survivor and assigns, that he is lawfully seized and possessed of said property, has a good right to convey it, and the same is unincumbered. The grantor further covenants and binds himself, his

This instrument prepared by
SPROUSE, LONG and WALTON
ATTORNEYS AT LAW
Springfield, Tennessee
By James E. Walton

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 5,000. Affiant Johnnie C Allen
Subscribed and sworn to before me this 14th day of February 1972
Deputy Register G. H. Lead

heirs and representatives, to forever warrant and defend the title to said property unto the said grantees, survivor and assigns, against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the grantors have hereunto set their signatures, this the 7 day of February, 1972.

B 48361 T

IDENTIF. REFERENCE

FEB 14 12 39 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Johnnie Allen
JOHNNIE ALLEN

Zemmer Allen
ZEMMER ALLEN

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNIE ALLEN and wife, ZEMMER ALLEN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 7 day of February, 1972.

Jane E. Winter
NOTARY PUBLIC

My commission expires: 7-23, 1973.

FEB 14 72	CONV	*5,000.00			
FEB 14 72	S'TAX		A*	13.00	
FEB 14 72	PR'FEE		A*	.50	
FEB 14 72	W'DEED		A*	4.00	* 17.50