This instrument prepared by William W. Hall, Attorney, Dickson, Tennessee.

WARRANTY DEED--SHORT FORM. (Box 956-2) MARSHALL & BRUCE-NASHVILLE

BOOK 4708 PAGE 534

For and in Consideration of the sum of Eight Thousand and No/100----------

---

($8,000.00), cash in hand paid, the receipt of which is hereby acknowledged,

Buyer: Jay Bills
Mary Susanne N. Martin
240 Wiley St.
Madison, Tenn.

11D-57995
Map 43-9
Parcel 48
SH

I, Theresa Niswonger

have bargained and sold, and by these presents do transfer and convey unto the said

Mary Susanne Niswonger Martin, her

or parcel of land in Davidson **heirs and assigns, a certain tract County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee, being Lots No. 41 and 42 of Block "A" on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the southerly side of Wiley Street and run back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Theresa Niswonger by deed of N. A. Niswonger on May 14, 1973, same being of record in Deed Book _____ on Page _____, Register's Office of Davidson County, Tennessee.

The grantor herein expressly retains a life estate unto herself in said premises.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 8,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary S. Mc Martin
Affiant

Subscribed and sworn to before me this the 18th day of May 1973

Fay Linn

MY COMMISSION EXPIRES DECEMBER 10, 1973

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Mary Susanne Niswonger Martin, her

heirs and assigns, forever. And I do covenant with the said Mary Susanne Niswonger Martin that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Mary Susanne Niswonger Martin, her heirs and assigns, against the lawful claims of all persons whomsoever. [illegible] the property herein conveyed for the [illegible] payment of [illegible].

Witness my hand, this 18th day of May, 19 73

Witness:

Theresa Niswonger

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 47018 PAGE 535

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

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

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, Faye Lunn , a Notary Public in and for said County and State, the within named Theresa Niswonger

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 seal, at Dickson Tennessee, this 18th day of May, 1973

MY COMMISSION EXPIRES

My Commission Expires DECEMBER 10, 1973, 19

Faye Lunn
Notary Public.

FAYE LUNN NOTARY PUBLIC DICKSON COUNTY, TENN.

Warranty Deed

FROM
Theresa Niswonger

To
Mary Susanne Niswonger Martin

STATE OF TENNESSEE
Davidson COUNTY.

Register's Office

Received for record the ..... day of ....., A.D. 19..., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book 1179 of Deeds ....., Page ..... Fee Paid, $ ..... Witness my hand, ..., Register.

IDENTIF. REFERENCE

MAY 18 2 20 PM '73

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TENN.

State Tax ..... $.....
Clerk's Fee ..... $.....
Total ..... $.....
Paid this ..... day of ....., 19...

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

MAY 18 CONV *8,000.00
MAY 18 S'TAX A* 20.80
STATE OF TENNESSEE, MAY 18 PR'FEE COUNTY. A* .50
MAY 18 W'DEED A* 4.00 * 25.30

Register's Office, ..., 19.....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. ....., page .....; that they were received ....., 19....., at ..... o'clock ..... M., and entered in Note Book ....., Page .....

.....
Register.