Curtis M. Lincoln, Attorney at Law
P. O. Box 322
Hendersonville, Tennessee 37075

Prepared By Curtis M. Lincoln

Address New Owners:
Mr. and Mrs. James H. Turner
505 Freda Villa
Madison, Tennessee 37115

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WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D-19010
SEND TAX NOTICES TO: First Federal Savings & Loan Association
ADDRESS: 236 Fourth Avenue North
Nashville, Tennessee 37219

For and in Consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by James H. Turner and wife, Opha P. Turner, and other good and valuable considerations, including the assumption by Grantees of the unpaid balance of a first mortgage loan to T. I. Holman, Jr., Trustee, of record in Book 4388, page 295, Register's Office for Davidson County, Tennessee;

JUN 18	CONV	37,000.00			
JUN 18	S'TAX		A*	96.20	
JUN 18	PR'FEE		A*	.50	
JUN 18	W'DEED		A*	6.00	* 102.70

We, John S. Smith and wife, Darlene M. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Turner and wife, Opha P. Turner,

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

BEING Lot No. 87 on the Plan of Section 10, Oakland Acres, as of record in Book 2900, page 140, Register's Office for said County.

Said lot fronts 153 feet on the south side of Freda Villa and extends back 256 feet on the east line and 254.2 feet on the west line to a dead line and measures 153 feet thereon.

Being the same property conveyed to John S. Smith and wife, Darlene M. Smith, by deed from Clarence D. Witt and wife, as of record in Book 4388, page 293, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1584, page 23, and in Book 3184, page 407, Register's Office for Davidson County, Tennessee, and to such easements and set-back lines as may appear of record.

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STATE OF TENNESSEE
COUNTY OF SUMNER

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $37,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James H. Turner
Affiant

Subscribed and sworn to before me this the 15th day of June, 19 73.

Notary Public or Register

My Commission Expires 8-2-77

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Turner and wife, Opha P. Turner, their ~~successors and assigns~~/heirs and assigns, forever.

And we covenant with the said James H. Turner and wife, Opha P. Turner, 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 taxes for 1973, which have been prorated and assumed by the Grantees herein, and as hereinabove set out.

FOR VALUE RECEIVED, we transfer and assign all our right, title and interest in and to the escrow account in connection with the loan to the Grantees.

And we, John S. Smith and wife, Darlene M. Smith, do further covenant and bind ourselves, our ~~successors and assigns~~/heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Turner and wife, Opha P. Turner, their ~~successors~~/heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of June, 19 73.

John S. Smith

Darlene M. Smith

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STATE OF TENNESSEE

Sumner County.

Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for said County and State, the within named John S. Smith and wife, Darlene M. Smith,

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 Hendersonville, Tennessee, this 15th day of June, 1973

Curtis M. Lincoln, Notary Public

Commission Expires 5-2-77

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

Mail e

61468

IDENTIFICATION REFERENCE
JUN 18 8 42 AM '73
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.