THIS INSTRUMENT PREPARED BY ROGER G. WHITE & ASSOC., ATTORNEYS, DICKSON, TENN.

WARRANTY DEED. (For Typewriter) (Box 687-1)

BOOK 4777 PAGE 256 12-8 1973 PM

For and in Consideration of the sum of Twenty-Two Thousand Five Hundred and No/100

($22,500.00) ---------- **Dollars,**

paid and to be paid as follows: Three Thousand Five Hundred Two and 92/100 ($3,502.92) Dollars cash in hand paid by Daryl G. Shreeve and wife, Barbara A. Shreeve, receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of and agreement by the Grantees herein to pay a certain promissory note dated July 24, 1970, executed by David L. Blanton and wife, Paula D. Blanton, and thereafter assumed by Albert T. Tines and wife, Betty Tines, and thereafter assumed by James M. Buchanan and wife, Beverly M. Buchanan, payable to the order of Murphree Mortgage Company in the original principal amount of Eighteen Thousand and No/100 ($18,000.00) Dollars. Said deed of trust was later assigned to The Lomas & Nettleton Company. The current balance of said note is Seventeen Thousand Four Hundred Ninety-Seven and 08/100 ($17,497.08) Dollars. Grantees agree to assume said loan commencing with the January 1, 1974, payment; said note is secured by a deed of trust on the hereinafter described property which is of record in Book No. 3434, Page 579 in the Register's Office of Davidson County, Tennessee; and further the balance of One Thousand Five Hundred and No/100 ($1,500.00) Dollars, evidenced by their promissory note of even date herewith payable to James M. Buchanan and wife, Beverly M. Buchanan, in the principal amount of One Thousand Five Hundred and No/100 ($1,500.00) Dollars, payable in twenty-three (23) monthly installments of Sixty-Two and No/100 ($62.00) Dollars and the twenty-fourth (24th) and final installment in the amount of Seventy-Four and No/100 ($74.00) Dollars; said payments beginning January 1, 1974, and continuing on the 1st day of each succeeding month; and to secure the payment of said Note, a deed of trust on hereinafter described property has this day been executed and delivered to Grantor.

We, James M. Buchanan and wife, Beverly M. Buchanan

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

Daryl A. Shreeve and wife, Barbara A. Shreeve, **their heirs and assigns, a certain tract**

or parcel of land in Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, State of Tennessee, being Lot No. 877 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James M. Buchanan and wife, Beverly M. Buchanan by deed from Albert T. Tines and wife, Betty Tines, dated November 5, 1971, and of record in Book No. 4578, Page 15 in the Register's Office of Davidson County, Tennessee.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 22,500.00, **which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.**

Affiant

Subscribed and sworn to before me this 7th **day of** Dec. **19**73

NOTARY PUBLIC DICKSON CO. TENN.

SEND TAX BILLS TO: Buyer

Daryl A. Shreeve

195 Bonnaire Dr.

(address of above named)

Hermitage, Tenn. 37029

jb

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Daryl A. Shreeve and wife, Barbara A. Shreeve, their heirs and assigns, forever. And we do covenant with the said Daryl A. Shreeve and wife, Barbara A. Shreeve that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Daryl A. Shreeve and wife, Barbara A. Shreeve, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 18th day of December, 1973.

Witness:

James M. Buchanan

Beverly M. Buchanan

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 1777 PAGE 258

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, Roger G. White , a Notary Public in and for said County and State, the within named

James M. Buchanan and wife, Beverly M. Buchanan

the bargainors , 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 Dickson Tennessee, this 18th day of December, 1973.

ROGER G. WHITE NOTARY PUBLIC TENNESSEE STATE AT LARGE

My Commission Expires April 28, 1975

Roger G. White
Notary Public.

STATE OF TENNESSEE, COUNTY.

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

.....

BOOK 4777 PAGE 250

JAN-2ⁿᵈ	CONV	22,500.00				
JAN-2ⁿᵈ S'TAX			A*	58.50		
JAN-2ⁿᵈ PR'FEE			A*	.50		
JAN-2ⁿᵈ	W'DEED		A*	8.00	*	67.00

Warranty Deed

FROM

James M. Buchanan and wife,

Beverly M. Buchanan

TO

Daryl A. Shreeve and wife,

Barbara A. Shreeve

STATE OF TENNESSE

.....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

of Deeds....., Vol....., Page.....

Fee Paid, $.....

Witness my hand,

.....Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of.....19.....

.....County Court Clerk.

(BOX 0017-F) MARSHALL & BRUCE - NASHVILLE

C 3 6 9 7 4

IDENTIF. REFERENCE

JAN 2 1 17 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.