BOOK 4801 PAGE 820

This instrument prepared by Thomas W. Hardin, Attorney, Columbia, Tennessee.

16R-2
16 Tpw

D E E D

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees herein and their agreement to pay a certain note to Noel-Palmer Mortgage Company, Nashville, Tennessee, in the original amount of Twenty-Three Thousand Two Hundred Dollars ($23,200.00), which is secured by a Deed of Trust to John G. Palmer, Trustee, of record in Book 4580, Page 201, of the Register's Office of Davidson County, Tennessee, we, DONALD J. DARDEN and wife, DIANNA H. DARDEN, have this day bargained and sold and do by these presents sell, transfer and convey unto GEORGE L. CARTER and wife, LINDA FAY CARTER, as tenants by the entirety, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 on the Plan of Section One, Fair Oaks Subdivision, as of record in Book 4175, Pages 42 and 43, Register's Office for said County. Said Lot No. 23 fronts 80.0 feet along a curve on the northeasterly margin of Sterry Court, and runs back 106.12 feet on its southeasterly line and 161.61 feet on its northwesterly line, to a twice broken line in the rear, which measures a total of 156.79 feet, and being known as 238 Sterry Court, Antioch, Tennessee.

Being the same property conveyed to grantors herein by deed of record in Book 4580, Pages 199 and 200, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto the said GEORGE L. CARTER and wife, LINDA FAY CARTER, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We, DONALD J. DARDEN and wife, DIANNA H. DARDEN, covenant with the said GEORGE L. CARTER and wife, LINDA FAY CARTER, that we are lawfully seized and possessed of the above

described tract or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered, except for the Deed of Trust herein assumed by the Grantees, and recorded restrictions, easements and setback lines applicable to said property; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said GEORGE L. CARTER and wife, LINDA FAY CARTER, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Escrow Account existing in connection with the above Deed of Trust is hereby set over and assigned to the Grantees, with the exception that should there be an excess in said Escrow Account, this excess is to be transferred to the Grantors herein.

Possession of the above described premises shall be given at the delivery of this deed.

IN WITNESS WHEREOF, we have hereunto set our hands, on this the 2 day of April, 1974.

C 4 8 1 2 2

IDENTIF. REFERENCE

APR 2 11 37 AM '74

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Donald J. Darden
DONALD J. DARDEN

Dianna H. Darden
DIANNA H. DARDEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named Donald J. Darden and wife, Dianna H. Darden, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Nashville,

BOOK 4801 PAGE 822

Tennessee, this the 2 day of April, 1974.

Jean J. Chandler
NOTARY PUBLIC

My Commission Expires:

July 28, 1974

JEAN J. CHANDLER NOTARY PUBLIC SHELBY COUNTY, TENN.

OATH

George L Carter, being duly sworn, deposes and says under penalties of perjury that the consideration or value, whichever is greater, for the transfer of the property described herein is $25,750.00.

George L Carter

Sworn to and subscribed
before me, this the 2
day of April, 1974.

JEAN J. CHANDLER NOTARY PUBLIC SHELBY COUNTY, TENN.

Jean J. Chandler
NOTARY PUBLIC

My Commission Expires:

July 28, 1974

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES: Buyer

Geo. L. Carter Attny
238 - Sterry Court
Outside, Tenn

Send Tax Bills
Mail Payment Notice
Stahlman Realty Co.
Nashville, Tenn

APR-22	CONV	25,750.00			
APR-22 S TAX			A*	66.82	
APR-22 PR FEE			A*	.50	
APR-22	W DEED		A*	6.00	* 73.32