Buyer

Send Tax Bill To:
Murry F. Lee
204 Rolling Mills Court
Old Hickory, Tn 37138

This Instrument Prepared By
JAMES H. KINNARD, Attorney at Law
105½ South Cumberland St.
Lebanon, Tennessee 37087

64-2

WARRANTY DEED

BOOK 4821 PAGE 723 79 RW

FOR AND IN CONSIDERATION of the sum of Fifty Two Thousand Five Hundred and 00/100 Dollars ($52,500.00), cash in hand paid, the receipt of which is hereby acknowledged, we, GLENN E. TIDWELL and wife, HANNALORE TIDWELL, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto MURRY F. LEE and wife, CLARICE GAIL LEE as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Being Lot 219, as shown on the plan of Brandywine Farms, Section XII, as of record in Book 4660, Page 51, R.O.D.C., Tennessee, said lot being more particularly described as follows, to-wit:

Said lot 219 fronts a total of 176.98 feet on the westerly side of Rolling Mill Court and runs back 196.65 feet on the northerly side and 213.61 feet on the southerly side to a line in the rear which measures 238.48 feet.

DEED REFERENCE:

Being the same property conveyed to the Grantors herein by deed from J. R. COARSEY, Trustee, of record in Book 4755, Page 16, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging to the said MURRY F. LEE and wife, CLARICE GAIL LEE as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever; EXCEPTING, HOWEVER, taxes for the year 1975, and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1974 shall be prorated as of the date of this Deed and settled in cash between the parties, with Grantees assuming

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $52,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of May, 19 75

NOTARY PUBLIC

payment thereof.

This conveyance is made subject to the restrictions filed for record in Book 3843, Page 951, and further amended in Book 3886, Page 720, and made applicable in Book 4728, Page 568, said Register's Office, and to a 100 foot set-back line from Rolling Mill Court and a 10 foot easement for public utilities and drainage along the rear line of said lot, and a 10 foot public utility easement along the front line of said lot.

POSSESSION shall be given with delivery of this Deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 31 day of MAY, 1974.

Glenn E. Tidwell
GLENN E. TIDWELL

Hannelore Tidwell
HANNALORE TIDWELL

C572 PG 251

FILED JUN 4 1974 12 47 PM '74
REFERENCE
IDENTIFICATION
WILSON COUNTY, TENN.

STATE OF TENNESSEE	JUN-4-74	CONV	$2,500.00	
COUNTY OF WILSON	JUN-4-74	STAX	A* 136.50	
	JUN-4-74	PRTFEE	A* .50	
	JUN-4-74	W'DEED	A* 4.00	* 141.00

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named bargainors, GLENN E. TIDWELL and wife, HANNALORE TIDWELL, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, on this the 31 day of May, 1974.

NOTARY PUBLIC

Charles E. Hall
Notary Public

My Commission Expires: 10-22-77