SEND TAX BILL TO:
JERRY F. MABRY
2232 Modena Court
Nashville, Tenn.

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD, Attorney at Law
105 1/2 South Cumberland Street
Lebanon, Tennessee 37087

84-11
16pw

BOOK 4822 PAGE 534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand and 00/100 Dollars ($19,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, RICHARD L. BOWMAN and wife, PATSY BOWMAN, have this day bargained and sold and do by these presents, transfer and convey unto JERRY F. MABRY and wife, BONNIE L. MABRY, as tenants by the entirety, their heirs and assigns, in fee simple forever, the hereinafter described property which is located in the 3rd Civil District of Davidson County, Tennessee and is more particularly described as follows:

> Being Lot No. 83 on the Map of Maplecrest Subdivision as of record in Book 1835, Page 27 and 28, Register's Office for said County. Said Lot No. 83 fronts 40 feet on the northwesterly side of Modena Court, as measured along a slight curve, and runs back 202 feet on the easterly line and 390 feet more or less on the southwesterly line, to a dead line measuring 350 feet thereon.
>
> DEED REFERENCE:
> Being that property which was conveyed unto the Grantors herein by deed from OLLIE PAUL HARTMAN and wife, SANDRA WYNNE HARTMAN, of record in Book 4443, Page 710, 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 JERRY F. MABRY and wife, BONNIE L. MABRY, 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 the 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 due and payable 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 the Grantees assuming payment thereof.

This conveyances is made subject to the restrictions of record in Book 1874, Page 452, filed on July 25, 1950, Register's Office for Davidson County, Tennessee; also included within these restrictions is a 40-foot set-back line from Modena Court, and a 10-foot easement for public utilities along the northerly or rear line of the lot.

POSSESSION shall be given with delivery of this Deed.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of May, 1974.

C 5 7 6 2 7

IDENTIF. REFERENCE

JUN 6 1 39 PM '74
FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TENN.

Richard L. Bowman
RICHARD L. BOWMAN

Patsy L. Bowman
PATSY BOWMAN

JUN-6 CONV 19,000.00
JUN-6 TAX A* 49.40
JUN-6 PR'FEE A* .50
JUN-6 W'DEED A* 4.00 * 53.90

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within-named bargainors, RICHARD L. BOWMAN and wife, PATSY BOWMAN, 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 20th day of May, 1974.

JOE C. RUSH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joe C. Rush
Notary Public

My Commission Expires: My Commission Expires October 29, 1975

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 19,000.00, 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 20th day of May, 1974

JOE C. RUSH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Joe C. Rush

My Commission Expires October 29, 1975