WARRANTY DEED. (For Typewriter) Mail to

This instrument prepared by: WHITE & REGEN, ATTORNEYS, DICKSON, TENNESSEE

Map 60-2
Par 164

Real Property Tax Responsibility:

Name Don Massey

Address 177 Long Harbor Dr, Hendersonville 37075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100

($1.00)---------- Dollars,

Cash in hand paid by Don Massey and Jack Pitt, receipt of which is hereby acknowledged, and other good and valuable considerations, including the exchange of other real property and further the assumption of and agreement by the Grantees herein to pay a certain promissory note dated June 28, 1967, executed by Porter R. Henderson et ux payable to the order of the Administrator of Veterans affairs in the original principal amount of $12,000.00. The current balance of said note is $10,633.65. Grantees agree to assume said loan commencing with the February 1, 1975, payment; said note is secured by a deed of trust on the hereinafter described property which is of record in Book 4147, page 968 in the Register's office of Davidson County, Tennessee.

We, Darrell D. Davis and wife, Herlinda L. Davis

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

Don Massey and Jack Pitt, their

heirs and assigns, a certain tract or parcel of land in Twelfth Civil District of Davidson County, State of Tennessee, as follows:

Land in the 12th Civil District of Davidson County, State of Tennessee, being Lot No. 150 on the Plan of Parkwood Estates, Section I, of record in Plat Book 2900, pages 119 and 120, Register's Office for said County.

Said Lot 150 fronts 71 feet on the west margin of Creekwood Drive and extends back 138.9 feet on the north line and 127.2 feet on the south line to a line on the rear which is a broken line on which it measures 94.9 feet.

Being the same property conveyed to Darrell D. Davis by deed from Porter R. Henderson and wife, Janice A. Henderson, of record in Book 4797, page 558, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all of the conditions, reservations, and restrictions as set out in an instrument of record in Book 3136, page 52, and in Book 3253, page 591 in the Register's Office of Davidson County, Tennessee, and which reference is hereby made; all of said provisions being covenants running with the land and without which this conveyance would not be made.

sh/gn

JAN-9 75	CONV	22,900.00				
JAN-9 75 S'TAX			A*	59.54		
JAN-9 75 PR'FEE			A*	.50		
JAN-9 75	W'DEED		A*	8.00	*	68.04

IDENTIFICATION REFERENCE

JAN 9 10 22 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

C93824

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

Don Massey and Jack Pitt, their

heirs and assigns, forever. And we do covenant with the said

Don Massey and Jack Pitt

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

Don Massey and Jack Pitt, their

heirs and assigns, against the lawful claims of all persons whomsoever. ~~Witness is expressly retained upon the property hereby conveyed to secure all the balance of purchase money.~~

Witness our hands, this 7th day of January, 19 75

Witness:

Darrell D. Davis

Herlinda L. Davis

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $22,900.00, 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 7th day of January, 19 75

~~Register or~~ Notary Public.

My Commission Expires

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19____, at _____ o'clock ____ M.

Assessor of Property.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 4880 PAGE 363

STATE OF TENNESSEE, DICKSON COUNTY

Personally appeared before me, and for said County and State, the within named Ann M. Stroud, a Notary Public in

Darrell D. Davis and wife, Herlinda L. Davis

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 Dickson

Tennessee, this 7th day of January, 1975

My Commission Expires 1-24, 1977 Ann M. Stroud
Notary Public.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, and for said County and State, the within named, a Notary Public in

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19
Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'clock M

, 19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

Warranty Deed

FROM

Darrell D. Davis et ux

TO

Don Massey and Jack Pitt

STATE OF TENNESSEE

.....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, $.....

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

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

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

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

.....

Register.

BOOK 4880 PAGE 364