MAP: 180
PARCEL: 47

SEND TAX BILLS TO:

NAME: John G. Winget
ADDRESS: 101 Colemont Court
Antioch, Tennessee 37013

This Instrument Prepared
from Information Furnished
by the Parties by:
JOHN C. KERSEY, Attorney
U.S. 41 South
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNER:
John G. Winget
101 Colemont Court
Antioch, Tennessee 37013

mail

BOOK 4916 PAGE 229

STATE OF TENNESSEE]
]
RUTHERFORD COUNTY]

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND AND NO/100 ($2,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged:

We, the undersigned, HORACE K. BROWN and wife, ALMA L. BROWN, have bargained and sold and do hereby transfer and convey to JOHN G. WINGET and wife, DONNA G. WINGET, their heirs and assigns, forever, that certain parcel of real estate situated in the 6th Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

A tract containing 3.06 acres according to a survey made by Dye & Underwood in July, 1971, located in the Sixth Civil District of said county, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county, namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, page 244; deed from Rosa P. Holt in Book 1153, page 128; deed from Tom Holt in Book 1165, page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to Robert T. McDaniel and wife, Kaye L. McDaniel, by deed of record in Book 4536, page 92, said Register's Office; thence South 84° 36' east along the south margin of Holt Road 215 feet to an iron pin; thence south 00° 36' east 684 feet to an iron pin in the south boundary line of the Dorothy Gillespie land; thence north 40° 30' west 104 feet to an iron pin; thence north 73° west 165 feet to an iron pin in the southeast corner of the said McDaniel tract; thence north 00° 4' east 578 feet along the eastern boundary of said McDaniel tract to the point of beginning.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

Being the same property conveyed to the undersigned by deed of record in Book 4527, page 292, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, easements and setback lines of record in Deed Book 4527, page 292, Register's Office of Davidson County, Tennessee; and, to all zoning and subdivision restrictions of the appropriate Governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above-noted, the 1975 taxes will be prorated.

AND we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 20th day of May, 1975.

Horace K. Brown
HORACE K. BROWN

Mrs. Alma L. Brown
ALMA L. BROWN

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 4916 PAGE 231

STATE OF TENNESSEE]
Davidson]
~~[illegible]~~ COUNTY]

Personally appeared before me, the undersigned, authority, a Notary Public in and for said County and State, the within-named HORACE K. BROWN and wife, ALMA L. BROWN, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 20th day of May, 1975.

James D. Barfield
Notary Public

My Commission Expires: 2-12-77

JAMES D. BARFIELD • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE •

IDENTIF. REFERENCE

C 99969

MAY 28 12 22 PM '75
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS 10,000.00 - Market Value

Horace K. Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1975

James D Barfield NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-12-77

JAMES D. BARFIELD • NOTARY PUBLIC AT LARGE • STATE OF TENNESSEE •

MAY 28 75	CONV	10,000.00			
MAY 28 75	S TAX		A*	26.00	
MAY 28 75	PR FEE		A*	.50	
MAY 28 75	WDEED		A*	6.00	* 32.50