7
352 pw

THIS DEED OF CONVEYANCE, executed and delivered by LILLIE MAI MAYES, a widow, hereinafter called the Grantor, to BENJAMIN SMITH and wife, HAZEL A. SMITH, hereinafter called the Grantees;

WITNESSETH: That for the consideration of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, I the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, certain real property situate in the 10 th Civil District of Davidson County, Tennessee, described as follows, to-wit:

> BEGINNING at a point on North side of U. S. Highway 41, corner to Leona Greer, thence North 53½° East 156 feet to an iron marker; North 38½° West 76 feet to an iron marker; North 81½° West 106½ feet to an iron marker; South 36½° West 68 feet and 4 inches; South 64° West 26 feet to a point middle of a culvert under Highway 41; (last two calls are down a drain) thence with edge of right of way of said highway South 45° East 113 feet and 4 inches to the beginning, containing 0.43 acre, more or less.
>
> AND BEING the same property conveyed to Ralph Mayes and Lillie Mai Mayes, by Leonia Greer, in a deed appearing of record in Book 2883, page 548, Register's Office for Davidson County, Tennessee. The said Ralph Mayes being now deceased.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining unto the said Grantees, survivor and assigns, forever. The Grantor covenants with the Grantees, survivor and assigns: (1) That she is lawfully siezed in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

TAXES for the year 1975 shall be pro-rated to the date of the deed.

This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, Tennessee

Send tax bills to:
Benjamin Smith et ux.
Rt. #3, Springfield Hwy.
Goodlettsville, Tn. 37072

POSSESSION shall be given with the delivery of the deed.

DATED at _____, Springfield, Tennessee, this 24th day of July, 1975.

Lillie Mai Mayes
LILLIE MAI MAYES

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, Paul D Reagan, a Notary Public in and for said County and State, the within named LILLIE MAI MAYES, bergainor, with whom I am personally acquainted, and who acknowledged that she executed the within deed instrument for the purposes contained therein.

Witness my hand and seal of office, this 24th day of July, 1975, at Springfield, _____, Tennessee.

My commission expires: 6-3-78.

Paul D. Reagan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Robertson)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $1,000.00, which amount is greater than or equal to the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Benjamin Smith
AFFIANT

Subscribed and sworn to before me, this 24th day of July, 1975.

Paul D. Reagan
NOTARY PUBLIC or REGISTER

My commission expires: 6-3-18.

IDENT. REFERENCE
JUL 28 2 23 PM '75
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

D08580

JUL 28 CONV *1,000.00
JUL 28 S'TAX A* 2.60
JUL 28 FEE A* .50
JUL 28 W'DEED A* 4.00 * 7.10