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8 52 pw

THIS DEED OF CONVEYANCE, executed and delivered by LILLIE A. MAYES, a single woman, 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 10th Civil District of Davidson County, Tennessee, described as follows, to-wit:

> BEGINNING at a point on the Northwesterly margin of Highway 41-E, about 3½ miles North of Goodlettsville, at the northwest corner of the property conveyed to Amos B. Crawford and wife, by deed from J. D. Greer and wife, of record in Book 1786, page 516, Register's Office for said County; thence along said Crawford's Northwesterly line, North 25° 12' East 304 feet to a point in the line of Mrs. Leona Greer's Homeplace Tract; thence with her line North 61° 57' West 109.63 feet to twin cedars; thence South 52° 55' West 289.97 feet to the Northeast margin of said Highway 41-E; thence with the margin of same South 51° 52' East 84.42 feet, South 52° 47' East 100 feet, and South 53° 20' East 65.58 feet to the beginning.
>
> AND BEING the property conveyed to R. G. Mayes and wife, Lillie A. Mayes, by deed from Alice Greer Ferris, surviving widow of John H. Ferris, deceased, of record in Book 4499, page 763, Register's Office for Davidson County, Tennessee. The said R. G. 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 seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That

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

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.

POSSESSION shall be given with the delivery of the deed.

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

Lillie A Mayes
LILLIE A. 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 A. MAYES, bargainor, 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

D08581

IDENTIFICATION REFERENCE

JUL 28 2 25 PM '75

FEE & TAX PAID DAVIDSON COUNTY

* * * * * * * * * * * *

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 $27,000.00, 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
~~REGISTER or~~ NOTARY PUBLIC

My commission expires: 6-3-78.

JUL 28	CONV	27,000.00			
JUL 28	S'TAX		A*	70.20	
JUL 28	PN'TEE		A*	.50	
JUL 28	W'DEED		A*	4.00	* 74.70