BOOK 4939 PAGE 318

Buyer
SEND TAX BILLS TO:
WALLACE R. DRIVER
P.O. Box 520
mail to MADISON, TENN. 37115

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & HARSH
ATTORNEYS AT LAW
GALLATIN, TN.

Map. 61-6 Par. 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the transfer of certain other real estate located in the Fourth Civil District of Sumner County, Tennessee, and being the same land conveyed to the Grantees by deed of record in Deed Book 331, page 898, in the Register's Office of Sumner County, Tennessee, being Lot 150 in Lori Lee Estates Subdivision, the receipt of said transfer being hereby acknowledged, I, IRENE V. CLARK, have this day bargained and sold and by these presents do hereby transfer and convey unto WALLACE R. DRIVER, his heirs and assigns, the following described parcel of land which is located in DAVIDSON COUNTY, TENNESSEE, and being more particularly described as follows:

SITUATED in the ____ Civil District of DAVIDSON COUNTY, TENNESSEE, as follows:

BEING the northerly 50 feet of Lot No. 120 and the southerly 25 feet of Lot No. 121 on the plan of MAPLEWOOD HEIGHTS SUBDIVISION, as of record in Book 547, page 77 and 78, Register's Office for said County.

Said parts of Lot Nos. 120 and 121 front together 75 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Irene V. Clark by deed dated September 19, 1962 and of record in Book 3434, page 103, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said WALLACE R. DRIVER, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said parcel of land, that I have a good right to convey it, and that the same is unencumbered, EXCEPT for applicable restrictions, building and zoning regulations and all visible easements, if any, and 1975 real estate taxes which are to be pro-rated.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said WALLACE R. DRIVER, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of AUGUST, 1975.

Irene V. Clark

IRENE V. CLARK

D1009

IDENTIF. REFERENCE

AUG 1 32 PM '75

FELIX ALLISON II REGISTER DAVIDSON COUNTY, TENN.

AUG-75	CONV	26,000.00		
AUG-75	S'TAX		A* 67.60	
			A* .50	
AUG-75	W'DEED		A* 4.00	* 72.10

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IRENE V. CLARK, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 7th day of August, 1975.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-28-78.

STATE OF TENNESSEE, SUMNER COUNTY

I, or we, hereby sweat or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 26,000.00 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 _____ day of _____, 19__

5-28-78
Commission Expires

Notary Public