2

WARRANTY DEED

BOOK 4990 PAGE 458

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Hayes, Sr., et ux (NAME:)	Same (NAME:)	
Rt. #2, Box 89 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	86
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	80 pw

For and in Consideration of the sum of ($5.00)
Five and ----------no/100 *DOLLARS*

Cash in hand paid by John W. Hayes, Sr., and wife, Mary A. Hayes, the receipt of which is hereby acknowledged, and in further consideration of the love and affection that I entertain for my parents, the said John W. Hayes, Sr., and wife, Mary A. Hayes, I,

JAN21 MISC B* 8.00 * 8.00

Henry L. Hayes *have bargained and sold, and by these presents do transfer and convey unto the said* John W. Hayes, Sr., and wife, Mary A. Hayes
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the Fourth (4th) Civil District of Davidson County, Tennessee, formerly containing by estimation seventy-one (71) acres more or less, but now by reason of recent subdivision and prior conveyances containing only forty-eight and five hundred and twenty hundredths (48.520) acres, more or less, and bounded as follows:

Beginning at a stone, corner to W. C. Dotson; running thence with his line North 2° East 45 poles to a stone 1½ poles Northwest of a pine oak, said Dotson's corner; thence with his line North 32° East 24½ poles to a stone 1 pole East of a large poplar, said Dotson Corner in the center of an old lane; thence with his line North 58° West 14 poles to a stone 8 feet North of a walnut stump, said Dotson's corner; thence with his line North 30½° East 46 poles to a cedar stump on the south bank of Dry Fork of Stoners Creek, in all 47.6 poles to a stake in the said Dry Fork as it meanders to a stake in the center of the same, B. F. Gleaves' corner; thence South 100¼ poles to a stake in said Gleaves' line and W. C. Dotson's corner with poplar pointer; thence North 88¼° West with Dotson's line 108 poles to the beginning.

Being the same property conveyed to Hedy E. Hayes, et al by deed from Mary Woods of record in Book 3132, page 85, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $50.00

Subscribed and sworn to before me, this the 21 day of Jan 19 76

Affiant

My commission expires: (Affix Seal) Notary Public

Register

Also being the same property conveyed to John W. Hayes, Sr., by QUIT CLAIM DEED from Hedy E. Hayes, et al as of record in Book 3462, page 557, RODC, Tennessee.

Being the same property conveyed to Henry L. Hayes by deed from John W. Hayes, Sr., and wife, Mary A. Hayes, as of record in Book _____, page _____, RODC, Tennessee.

There is no monetary consideration for this conveyance, but for love and affection, and for the purpose of conveying a tenancy by the entirety to John W. Hayes, Sr. and wife, Mary A. Hayes.

This instrument was prepared by C. L. Ennix, Attorney, 330 Charlotte Avenue, Nashville, Tennessee.

unimproved ( ) This is improved (X) property, known as Rt. #2, Box 89 (House Number) (Street) Hermitage, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Hayes, Sr. and wife, Mary A. Hayes their *heirs and assigns, forever.*

And I *do covenant with the said* John W. Hayes, Sr. and wife, Mary A. Hayes *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Henry L. Hayes, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John W. Hayes, Sr. and wife, Mary A. Hayes, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21st *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry L. Hayes

_____

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Coyness L. Ennix, a Notary Public in and for said County and State, the within named Henry L. Hayes

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 1976.

Coyness L. Ennix, Notary Public.

Commission Expires November 25, 1979.

STATE OF
COUNTY OF

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

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 , this day of , 19 .

, Notary Public.

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

WARRANTY DEED

FROM

Henry L. Hayes

TO

John W. Hayes, Sr., and wife,

Mary A. Hayes

D 3 3 0 2 6

IDENTIFICATION REFERENCE

JAN 21 3 32 PM '76

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208