BOOK 5003 PAGE 985

~~135-60~~ map parcel 2-0-50

Send Tax Notice To:

Mr. Tony E. Sanders
Box 315
Ridgetop, Tenn. 37152

This instrument was prepared by
THOMAS E. GUTHRIE, JR.
ATTORNEY AT LAW
Springfield, Tennessee

THIS DEED OF CONVEYANCE, executed and delivered by JESSE N. GAINOUS and wife, SYLVIA A. GAINOUS, hereinafter called the Grantors, to TONY E. SANDERS and wife, JULIA G. SANDERS, hereinafter called the Grantees;

WITNESSETH; That for the consideration of One ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, the said Grantors, have this day bargained and sold, and do by these presents hereby sell, transfer and convey to the said Grantees, survivor and assigns, a certain tract or parcel of land situated in the 12th Civil District of Robertson County, Tennessee, described as follows, to-wit:

> Beginning at a stake in the East margin of Lake Road, a corner with P. H. Newell, the North corner point of this triangular tract; thence with line of said Newell South 4 deg. West 372 feet to a stake, a corner with Jesse N. Gainous; thence with line of said Gainous North 60 deg. West 292 feet to a stake in aforesaid Lake Road's East margin line; thence with said margin line as follows: North 70 deg. East 39 feet, North 61 deg. 30 min. East 100 feet, North 52 deg. 50 min. East 50 feet, North 45 deg. East 75 feet, North 37 deg. 15 min. East 50 feet and North 27 deg. East 43 feet to the beginning, containing .95 acre, more or less, as per survey of F. E. Head on July 15, 1975, and being a portion of the property conveyed by Smith Dorris, Jr. and wife, Elizabeth Robb Dorris, to Jesse N. Gainous and wife, Sylvia A. Gainous, by deed of record in Deed Book 122, page 548, Register's Office for Robertson County, Tennessee.

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 Grantors covenant with the said Grantees, survivor and assigns: (1) That they are lawfully seized and possessed of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That the said premises are unencumbered; and (4) That they

will warrant and defend the legal title in and to said premises against the lawful claims and demands of all persons whomsoever.

POSSESSION of the premises will be given to the Grantees immediately, and the Grantors will pay the 1975 taxes.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hand this the 18th day of August, 1975.

D39428

IDENTIFICATION REFERENCE

MAR 9 2 41 PM '76

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

Jesse N. Gainous
Jesse N. Gainous

Sylvia A. Gainous
Sylvia A. Gainous

STATE OF TENNESSEE MISC
COUNTY OF ROBERTSON

B* 4.00 * 4.00

Personally appeared before me, Nancy A. Brake, a Notary Public in and for said County and State, the within named JESSE N. GAINOUS and wife, SYLVIA A. GAINOUS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal at office at Springfield, Tennessee, this 18th day of August, 1975.

Nancy A. Brake
Notary Public

My commission expires: July 22, 1976.

STATE OF TENNESSEE, ROBERTSON COUNTY

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

Subscribed and sworn to before me this the 24 day of Jan., 1976
Bart Ellis Register

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 19, Page 212 At 11:30 O'clock A.M. Jan. 24 1976
and recorded in Deed Book 187, Series ____ Page 115 State Tax Paid $2.60 Fee .50 Recording Fee 4.00 Total $ 7.10
Witness My hand.
Receipt No. 35817

Bart Ellis
Register