BOOK 5032 PAGE 323 48-137

Send Tax Bill To: John I. Tucker

Grace Ave. Nash. Tenn

THIS DEED OF CONVEYANCE, executed and delivered by James Edward Brown and wife, Carolyn Faye Brown, hereinafter called the grantors, to John I. Tucker and wife, Dorean Tucker, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a certain tract or parcel of land situate in the 13th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Eaton's Creek Road at the intersection of said margin of said Eaton's Creek Road and the southerly margin of McCool Road; thence with the easterly margin of said Eaton's Creek Road southwardly 230 feet to a point; thence Eastwardly 570 feet, more or less, to the Westerly margin of an unnamed road; thence with same northwerdly 230 feet to the southerly margin of said McCool Road; thence with the same, Westwardly 500 feet to the beginning, containing 3 acres, more or less, and being the land conveyed to James Edward Brown and wife, Carolyn Faye Brown by Fred Baskin, Jr. and wife, Diane Baskin in a deed of record in Deed Book 4673, page 905 in the office of the Register of Davidson 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 grantees, survivor and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

This deed was prepared by
Yost and Balthrop, Attorneys
Springfield, Tennessee

TAXES for the year 1976 are to be pro rated as of date of deed.

Dated at Springfield, Tennessee, this 4th day of June, 1976.

James Edward Brown

Carolyn Faye Brown

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, E. N. Summey, a Notary Public in and for said county and state, the within named, James Edward Brown and wife, Carolyn Faye Brown, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 4th day of June, 1976, at Springfield, Robertson County, Tennessee.

E. N. Summey
Notary Public

My commission expires: April 27, 1977.

STATE OF TENNESSEE,)
)
COUNTY OF Robertson.)

I 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 $9,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

John L. Brown
Affiant

Subscribed and sworn to before me this the 4 day of June, 1976.

E. N. Summey
Notary Public or Register

D52377

IDENTIF. REFERENCE

JUN 7 11 05 AM '76

REGISTER DAVIDSON CO., TENN.

C E 4.27.77

[redacted]	9,000
ST	23.40
PF	.50
WD	4.00
Total	27.90