142-11
7PW mail

Taxes to be paid by:

Jerry A., and wife, Julia A. Adams
7162 Willow Creek Drive
Nashville, Tennessee 37221

This instrument prepared by:

LARRY D. DROLSUM, Attorney at Law
218 East Main Street
Franklin, Tennessee 37064

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $50,000.00 (Fifty Thousand) Dollars, of which $9,000.00 (Nine Thousand) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, JERRY A. ADAMS and wife, JULIA A. ADAMS have assumed and agree to pay the unpaid principal balance of $41,000.00 (Forty-one Thousand) Dollars of our original indebtedness of $41,000.00 (Forty-one Thousand) Dollars secured by a deed of trust of record in Book 4999, Page 313, in the Register's Office of Davidson County.

We, GEORGE M. HOWARTH III, and wife, NELLIE V. HOWARTH, have this day bargained and sold and do hereby convey unto the said JERRY A. ADAMS and wife, JULIA A. ADAMS, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being lot number 61 (sixty-one), on the plan of section 2 (two) Valley West Subdivision, as of record in Book 3600, page 86, Register's Office for said county.
>
> Said lot number 61 (sixty-one) fronts 117 feet on the northwesterly margin of Willow Creek Drive and runs back 168.48 feet from the northeasterly line and 171.13 feet on the southwesterly line to a deadline on which it measures 117.13 feet.
>
> Being the same property conveyed to the grantors by a deed of record in Book 4999, page 313, Register's Office of Davidson County.

TO HAVE AND TO HOLD the said tract of land with all appurtenances, estate, title and interest thereto belonging to the said JERRY A. ADAMS and wife, JULIA A. ADAMS, their heirs and assigns forever in fee simple.

AND WE DO COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

AND WE DO FURTHER COVENANT AND BIND ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JERRY A. ADAMS and wife, JULIA A. ADAMS, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 4 day of June 1976.

George M. Howarth III
GEORGE M. HOWARTH III

Nellie V. Howarth
NELLIE V. HOWARTH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Thomas E. Fox a Notary Public in and for the said State and County, the within named George M. Howarth III., and wife Nellie V. Howarth, the bargainors, with whom I am personally acquainted and acknowledged that they executed the above and foregoing deed for the purposes therein contained.

WITNESS MY HAND AND SEAL at office in Franklin, Tennessee, this the 4 day of June, 1976.

Thomas E Fox
Notary Public

My commission expires:
6-28-76.

STATE OF TENNESSEE)
COUNTY OF Williamson)

This is improved property known as 7162 Willow Creek Drive, Nashville, Tennessee.

George M. Howarth III., Affiant

Nellie V. Howarth, Affiant

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

Notary Public

My commission expires:
6-28-76.

STATE OF TENNESSEE)
COUNTY OF Williamson)

We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00 (Fifty Thousand Dollars), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jerry A. Adams Affiant

Julia A. Adams Affiant

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

Notary Public

My commission expires:
6-28-76.

D 52777

IDENT'F. REFERENCE CONV 50,000.00

JUN-8 S'TAX B* 130.00

JUN 8 3 10 PM '76 RR'FEE B* .50

JUN-8 W'DEED B* 6.00 * 136.50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.