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TENNESSEE WARRANTY DEED

This instrument prepared by: George W. Ridenour, Jr.

RIDENOUR, RIDENOUR & RIDENOUR, ATTORNEYS-AT-LAW

COURTHOUSE SQUARE, CLINTON, TENNESSEE 37716

Warranty Deed

THIS INDENTURE, made this 2nd day of June , A. D., 1976 , between

J. Carson Ridenour and wife, Alice R. Ridenour

of Anderson County, Tennessee, First Parties, and

Randal James Elliott and wife, Marilyn M. Elliott

of Davidson County, Tennessee, Second Parties.

WITNESSETH: that said First Parties, for and in consideration of the sum of

One Dollars ($1.00)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

and other good and valuable considerations,

146-15
101
PW

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No. of Davidson County, Tennessee.

Property situate in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Haileywood Estates, Section II, as of record in Book 2331, page 81, Register's Office for said County. Mat No. 146-15, Parcel 101, 6D36025.

Said Lot No. 24 fronts 70 feet on the northerly side of Rochelle Drive, and extends back 215.1 feet on the westerly line and 209.3 feet on the easterly line, to a dead line in the rear on which it measures 110.0 feet.

The above property is subject to restrictions of record in Book 2481, page 390, Register's Records for Davidson County, Tennessee. Property has 75 foot minimum building set back line and a 20 foot easement for public utility purposes along the rear line of said lot.

This being the same property conveyed by Fred A. Mosley and wife, Ramah P. Mosley to J. Carson Ridenour and wife, Alice R. Ridenour, by Warranty Deed dated August 30, 1973, and recorded in Book of Deeds 4743, page 38, in the Register's Records for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00.

Randal James Elliott
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 1976.

My Commission expires: 6-7-79

Notary Public

File By 4

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all incumbrances except

JUN 21 76	CONV	34,000.00			
JUN 21 76	S'TAX		B*	88.40	
JUN 21 76	PR'FEE		B*	.50	
JUN 21 76	W'DEED		B*	4.00	* 92.90

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____ (L. S.) J. Carson Ridenour (L. S.)

_____ (L. S.) Alice R. Ridenour (L. S.)

STATE OF Tennessee
Anderson County } ss.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

Personally appeared before me, Richard E. Faires, a Notary Public in and for said County, the within named bargainors J. Carson Ridenour and wife, Alice R. Ridenour

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

Witness my hand and official seal at office this 2 day of June, A.D. 19 76

My Commission Expires Oct. 23, 1978 Richard E. Faires, Notary Public

D54747 TENNESSEE REAL ESTATE TRANSFER TAX JUN 21 1976 FEE $ 92.90 CLERK & MASTER

STATE OF _____
_____ County } ss.

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

with whom I am personally acquainted, and who acknowledged that _____ he _____ executed the within instrument for the

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raymond Parrish and wife, Anna L.
(Name)
Lot 6 Tarrytown Drive
(Street Address)
Smyrna, TN 27167
(City) (State) (P.O.Zip)

SEND TAX BILLS TO:
Schumacher Mortgage Company, Inc.
(Name)
5100 Poplar Avenue
(Street Address)
Memphis, Tennessee 38137
(City) (State) (P.O.Zip)

contained, by signing the name of the corporation by _____ as _____

Witness my hand and official seal at office this _____ day of _____, A.D. 19____

My Commission Expires _____, 19____ _____, Notary Public.

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

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19____