Map NO. 144 6

Parcel NO. 28

Berger

Send tax statements to

Jane Carter Lackey

Live Oaks Apts. - Apt. # 146

4487 Post Place

Nashville, Tennessee ~~37~~ 37205

This instrument prepared by BERRY AND BERRY, Attorneys at Law, Public Square, Franklin, Tennessee.

BOOK 5041 PAGE 823

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-FIVE THOUSAND AND 00/100 ($35,000.00) DOLLARS, paid in cash, receipt of which is hereby acknowledged, I, Samuel Fleming Farrar, unmarried, have this day bargained and sold and do hereby transfer and convey unto Jane Carter Lackey, and to her heirs and assigns, a parcel of land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, page 17, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Crater Hill Drive at the corner of lots Nos. 67 and 68; thence with the line between said two lots northeastwardly 375 feet to the westerly margin of a 25-foot unnamed street;thence with the same southeastwardly 213.91 feet to the beginning of a curve; thence around said curve with a 25-foot and a 50-foot unnamed street having a radius of 250 feet southeastwardly 261.80 feet to a concrete monument, and continuing with said 50-foot unnamed street southwardly 57.64 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwestwardly 39.27 feet to the northeasterly margin of Crater Hill Drive; thence with the same northwestwardly 187.17 feet to the beginning of a curve; thence around said curve having a radius of 540 feet northwestwardly 282.74 feet to a concrete monument; thence northwestwardly 18 feet to the beginning.

Being the same real property conveyed to Sam F. Farrar and wife, Mary Farrar, by Warranty deed from W. L. Bainbridge, Jr., Trustee and individually and wife, of record in Book 2650, page 113, Register's Office for Davidson County, Tennessee, the said property was subsequently divested out of Mary Stumb Farrar and vested in Samuel Fleming Farrar, by divorce decree of record in minute Book 2, page 315, Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Jane Carter Lackey her heirs and assigns forever.

AND I COVENANT with the said Jane Carter Lackey that I am lawfully seized and possessed of said land, in fee simple, have a

good right to convey it, and that it is unencumbered except as follows:

(1) Taxes for 1976, a lien, but are not yet due and payable. (Field Book No. FH-7835) Said taxes have been pro-rated between the parties as of the date of this instrument with the grantor paying his pro-rata share to the grantee who will be responsible for the payment of same when they become due and payable.

(2) Covenant as to annual pumping charge of $10.00 in connection with water system as set out in contract between Thomas J. Tyne, et al and J. L. Webb, Agent, of record in Book 880, page 119, Register's Office for Davidson County, Tennessee, as contained in deed from George Henry Tyne to W. L. Bainbridge, Jr., Trustee, of record in book 2648, page 419, Register's Office for Davidson County, Tennessee.

(3) One-hundred, seventy-five foot building setback line from Crater Hill Road, sixty-foot building setback line along the northeasterly line of premises, and conditions, of owner's certificate, as shown on plan of record in book 2663, page 17, Register's Office for Davidson County, Tennessee.

(4) Restrictive covenants contained in an instrument executed by W. L. Bainbridge, Jr., dated May 31, 1957, filed May 31, 1957, and recorded in Book 2647, page 523, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Jane Carter Lackey, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the 1 day of July, 1976.

Samuel Fleming Farrar

STATE OF TENNESSEE,
COUNTY OF Williamson.

Personally appeared before me, Stanley L. Walton, a Notary Public in and for said State and County, Samuel Fleming Farrar, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin,
Tennessee, on this the 1 day of July, 1976.

Stanley L. Holt
Notary Public

(SEAL)

My commission expires 5 Jun 79.

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STATE OF TENNESSEE,
COUNTY OF ~~DAVIDSON~~ Williamson.

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Jane Carter Lackey

Sworn to and subscribed before me on this the 1 day of July, 1976.

Stanley L. Holt
Notary Public

(SEAL)

My commission expires 5 Jun 79.

D56684

FOR REFERENCE

JUL 2 12 35 PM '76

JUL-2%	CONV	35,000.00			
JUL-2%	S'TAX		B*	91.00	
JUL-2%	PR'TEE		B*	.50	
JUL-2%	W'DEED		B*	6.00	* 97.50