SEND TAX BILL TO:
Dorothy A. Wood
101 Mt. Vernon Dr.
Old Hickory, TN 37138

MAP & PARCEL NO. _____
63-4 43
FIELD BOOK NO. _____
LW09981

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

BOOK 5042 PAGE 236

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Forty-Six Thousand Dollars ($46,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, THOMAS H. EVANS and wife, MARY CAROLYN EVANS, have this day bargained, sold, transferred and conveyed unto DOROTHY A. WOOD, a widow, her heirs and assigns, the following described tract or parcel of land, more particularly described as follows, to-wit:

Land in the City of Lakewood in Davidson County, Tennessee, being Lot No. 1 on the plan of Lakewood Heights Subdivision, as of record in Book 3842, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 104.0 feet on the southerly margin of Mount Vernon Drive and runs back between lines measuring 251.5 feet on the easterly line and 131.9 feet on the westerly line to a line in the rear measuring 234.2 feet thereon.

DEED REFERENCE:
Being the same property conveyed unto the Grantors herein by deed from Vernon Lewis Malone, Jr., et ux, dated February 12, 1972, and of record in Book 4576, Page 424, Register's Office for Davidson County, Tennessee.

This is improved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said DOROTHY A. WOOD, a widow, her heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1977 and thereafter, all of which the Grantee herein assumes and agrees to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantee herein assuming payment thereof

This conveyance is subject to restrictions as applicable, easements, setback lines, conditions of owner's certificate, etc. as shown on plan of record in Book 3842, Page 25, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given on or before thirty (30) days from date of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 2nd day of July, 1976.

Thomas H. Evans
THOMAS H. EVANS

Mary Carolyn Evans
MARY CAROLYN EVANS

D56890

10 54 AM '76

JUL-6 CONV 46,000.00

STATE OF TENNESSEE TAX B* 119.60

JUL-6 PR'FEE B* .50

COUNTY OF WILSON SS: W'DEED B* 4.00 * 124.10

Personally appeared before me, the undersigned authority, a Notary public in and for said state and county, the within named bargainors, THOMAS H. EVANS and wife, MARY CAROLYN EVANS, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 2nd day of July, 1976.

Notary Public

My commission expires:

October 22, 1978

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $46,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

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

Notary Public

My Commission Expires October 22, 1978