SEND TAX BILL TO:
William Henry Massey
204 Downey Meade Dr.
Nashville, TN 37214

PARCEL NO. 135
GROUP NO. _____
MAP NO. 85-7
PW

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

BOOK 5042 PAGE 372

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Nine Thousand Three Hundred Eight and 99/100 Dollars ($39,308.99), cash in hand paid, the receipt of which is hereby acknowledged, BAKER-HARWELL & ASSOCIATES, INC., a Tennessee Corporation, has this day bargained, sold, transferred and conveyed unto WILLIAM HENRY MASSEY and wife, MARY L. MASSEY, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 249 on the plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 and 84, to which reference is here made for a more complete and accurate description of said lot.

DEED REFERENCE:
Being the same property conveyed unto the Grantor herein by deed from 1st Amer. National Bank, Tr, of record in Book 5028, Page 913, Register's Office for Davidson County, Tennessee.

This is X improved _____ unimproved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said WILLIAM HENRY MASSEY and wife, MARY L. MASSEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

BAKER-HARWELL & ASSOCIATES, INC. COVENANTS that it is lawfully seized and possessed of the within conveyed property; that it has a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that it 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 Grantees herein assume and agree to pay. Taxes for the year 1976 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

This conveyance is subject to restrictive covenants contained in an instrument in Book 3066, Page 219, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, we have hereunto set our hands this the 1st day of July, 1976.

BAKER-HARWELL & ASSOCIATES, INC.

By J. P. Harwell Pres.

Attest: John Harwell V.P.

D56946

IDENTIF. REFERENCE

JUL 6 1 31 PM '76

REGISTER DAVIDSON COUNTY, TENN.

JUL-6 76 CONV 39,308.99

JUL-6 76 S'TAX B* 102.18

JUL-6 76 R'FEE B* .50

JUL-6 76 W'DEED B* 4.00 * 106.68

STATE OF TENNESSEE

COUNTY OF WILSON, SS:

Before me, the undersigned authority, a Notary Public in and for said state and county, personally appeared F. A. HARWELL and JOHN HARWELL, with each of whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the President and Vice President, respectively, of BAKER-HARWELL & ASSOCIATES, INC., a Tennessee Corporation, the within-named bargainor, and that they, as such President and Vice President respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such President and Vice President, respectively.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 1st day of July, 1976.

Notary Public

My commission expires:

November 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 $ ____, 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 ____ day of ____, 19__.

Notary Public

My Commission Expires Nov. 22, 1978