BOOK 5053 PAGE 579

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL
Douglas R. Berry et ux 219 Swift Drive Goodlettsville, Tenn	Fidelity Federal Savings and Loan Association of Nashville, Tennessee 401 Union Street	Map 18-12 Parcel 3

FOR AND IN CONSIDERATION OF THE sum of ten dollars ($10.00) cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged; we, Mont Comer Shannon and wife, Janet Furr Shannon, have bargained and sold and by these presents do transfer and convey unto Douglas R. Berry and wife, Mary Nell Berry, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 9 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, Page 10, Register's Office for said County.

Said Lot Number 9 fronts 96.43 feet on the easterly side of Swift Drive and runs back 308.0 feet on the easterly line and 304 feet on the westerly line, to a broken line in the rear on which it measures 214.3 feet.

Being the same property conveyed to Mont Comer Shannon and wife, Janet Furr Shannon by Warranty Deed from William K. Jones and wife, Bonnie Sue Jones of record in Book 4740, Page 419, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Douglas R. Berry and wife, Mary Nell Berry, their heirs and assigns, forever and we do covenant with the said Douglas R. Berry and wife, Mary Nell Berry 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 except by a

LAW OFFICES
HODDE
AND
BUCHANAN
300 Hundred Oaks Tower
NASHVILLE, TENN. 37204

Deed of Trust conveying to Vaden Lackey, Trustee, to secure to Fidelity Federal Savings and Loan Association of Nashville, Tennessee, a note dated August 22, 1973, in the principal sum of $33,200.00; said Deed of Trust recorded in Book 4740, Page 421, Register's Office for Davidson County, Tennessee, and taxes for the year 1976; applicable building and zoning regulations; all existing highway, roadway and utility easements; such state of facts as an accuate survey would disclose; matters of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee, which affect subject lot and restrictions applicable to Mansker Heights Subdivision recorded in the Register's Office for Davidson County, Tennessee.

And we, Mont Comer Shannon and wife, Janet Furr Shannon do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said Douglas R. Berry and wife, Mary Nell Berry, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands, this the 29th day of July, 1976.

Mont Comer Shannon

MONT COMER SHANNON

Janet Furr Shannon

JANET FURR SHANNON

AUG 3 2 03 PM '76
FELIX A. H. REGISTER
DAVIDSON COUNTY, TENN.

AUG-3% CONV 44,500.00
AUG-3%S'TAX B* 115.70
AUG-3%PR'FEE B* .50
AUG-3% W'DEED B* 6.00 * 122.20

D 6 1 5 8 4

T IDENTIF. REFERENCE

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

LAW OFFICES
HODDE
AND
BUCHANAN
300 Hundred Oaks Tower
NASHVILLE, TENN. 37204

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned authority, a Notary Public in and for said County and State, the within named MONT COMER SHANNON and wife, JANET FURR SHANNON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Nashville, Tennessee, on this the 29th day of July, 1976.

H L Buchanan

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 10, 1979

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $44,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Douglas R Berry

AFFIANT

Subscribed and sworn to before me, this the 29th day of July, 1976.

H L Buchanan

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 10, 1979

THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

LAW OFFICES
HODDE
AND
BUCHANAN
300 Hundred Oaks Tower
NASHVILLE, TENN. 37204