BOOK 5034 PAGE 27

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys at Law
Lebanon, Tennessee
Mt. Juliet, Tennessee

SEND TAX BILLS TO:
HARRY E. ALLEN and wife
4041 KINGS CIRCLE
NASHVILLE, TENN
37218

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HAROLD R. VARDEN and wife, SHIRLEY K. VARDEN, and ROBERT H. PETTY, a single person, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto HARRY E. ALLEN and wife, PATRICIA C. ALLEN, as tenants by the entireties, the following described property, to-wit:

> Land located in the 4th Civil District of Davidson County, Tennessee, described according to a survey by C. Barry Greer, Surveyor, being designated as Tract #7 in the instrument wherein grantors acquired title thereto, and described more particularly as follows:
>
> TRACT #7: Beginning at a point in S. Mt. Juliet Road, 220' in a southerly direction as measured along the westerly margin of Mt. Juliet Road from the southeast corner of the H. L. Ridley property as shown in Book 3283, Page 160, Register's Office of Davidson County, Tennessee; thence S 05° 57' W 225' to a point; thence N 84° 05' W 603.2' to a point; thence N 06° 48' E 225' to a point; thence S 84° 05' E 599.8' to the point of beginning, containing 3.1 acres, more or less.
>
> Being a portion of the property conveyed to Harold R. Varden and Robert H. Petty, as tenants in common, by deed of the Bank of Mt. Juliet of record in Book 5030, Page 544, Register's Office of Davidson County, Tennessee.
>
> This is unimproved property known as _____.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said HARRY E. ALLEN and wife, PATRICIA C. ALLEN, as tenants by the entireties, their heirs and assigns in fee simple forever.

AUG 31 76	CONV	*9,700.00			
AUG 31 76	S'TAX		B*	24.18	MAP 138
AUG 31 76	PR'FEE		B*	.50	PARCEL 16
AUG 31 76	W'DEED		B*	4.00	* 28.68

D65799

TENTIFIC REFERENCE
AUG 31 12 46 PM '76
REGISTER

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 otherwise unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

TAXES for the year 1976 shall be prorated and settled in cash among the parties hereto.

POSSESSION will be given with delivery of deed.

WITNESS our hands on this 25th day of August, 1976.

Harold R. Varden
HAROLD R. VARDEN

Shirley K. Varden
SHIRLEY K. VARDEN

Robert H. Petty
ROBERT H. PETTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, HAROLD R. VARDEN and wife, SHIRLEY K. VARDEN, and ROBERT H. PETTY, a single person, with all of whom I am personally acquainted, and who each acknowledge the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 25 day of August, 1976.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-21-78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,300.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 1976.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-2-80