THIS INSTRUMENT PREPARED BY

61-14
123 PW

THIS INSTRUMENT PREPARED BY
KELLY AND JONES ATTORNEYS AT LAW
HENDERSONVILLE, TENNESSEE

BOOK 5096 PAGE 712

WARRANTY DEED **FORM 20 (REV. 4-69)** Aetna Publishing

For and in Consideration of the sum of four thousand six (4000.00)

Dollars,

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and by acceptance of this Deed, Buyer agrees to pay the below mentioned indebtedness and assumes liability on the Borrower's indebtedness to Mortgage Servicing Corp. (Now Lomas & Nettleton Company), as of record in Book 4201, page 342, Register's Office of Davidson County, Tennessee.

I, MICHAEL BRUCE LAFFERTY

have bargained and sold, and by these presents do transfer and convey unto the said LARRY JOHN LAFFERTY, SR., singular and individually, **heirs and assigns. a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

BEING Lot No. 93 on the Map of Craig's Subdivision, of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office of Davidson County, Tennessee.

SAID Lot No. 93 fronts 50 feet on the westerly side of Burrus Street and runs back between lines, 140 feet to a dead line.

AND BEING the same property conveyed to Michael Bruce Lafferty by deed from Thomas S. Shipley, an unmarried person, dated May 27, 1976, of record in Deed Book 5029, page 859, Register's Office of Davidson County, Tennessee.

Deed & tax bills
Larry John Lafferty Sr.
713 N. Graycroft
Madison, Tenn

I, EVELYN JEAN LAFFERTY, wife of the said, MICHAEL BRUCE LAFFERTY, for the above consideration, do hereby join in this conveyance and by these presents do hereby transfer and convey unto the said LARRY LAFFERTY, all estate, right, title and interest and claim that I may have in and to the above described lot or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Larry John Lafferty, Sr., singular and individually heirs and assigns, forever. And I do covenant with the said Larry John Lafferty, Sr. that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Larry John Lafferty, Sr. heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 6th day of December, 1976

Michael Bruce Lafferty

Michael Bruce Lafferty

EVELYN JEAN LAFFERTY

Evelyn Jean Lafferty

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

BOOK 5036 PAGE 714

STATE OF TENNESSEE SUMNER COUNTY

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 6 day of Dec, 19 76

.....
Notary Public

My commission expires 8-29-79

WILLIAM P. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL BRUCE LAFFERTY + Evelyn Jean Lafferty

the bargainor S, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

WILLIAM P. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Witness my hand and official seal, at Hendersonville Tennessee, this 6 day of December, 19 76

My Commission Expires 8-29, 1979

.....
Notary Public

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

.....

Warranty Deed

FROM

MICHAEL BRUCE LAFFERTY

TO

LARRY JOHN LAFFERTY, SR.

STATE OF TENNESSEE

.... COUNTY

Register's Office

Received for record the ....day of

...., A.D. 19...., at ....o'clock ....M. Noted in Note Book ....page .... and recorded in Warranty Deed Book No. ...., Page ....

State Tax .....$.....

Register's Fee .....$.....

Total .....$.....

Paid this ....day of ....., 19....

.....
Register

Form 20 Adams-Nashville
(REV. 4-69)

DEC 15 '76 AM 10 49

DEC15 CONV 12,604.25
DEC15 STAX B* 32.76
DEC15 PRTEE B* 50
DEC15 WDEED B* 8.00 * 41.26

BOOK 5096 PAGE 715