WARRANTY DEED

BOOK 5103 PAGE 878

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 37,500.00

Ernest B. Smallen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January 1977

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TENN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST B. SMALLEN (NAME)	SAME (NAME)	Map 16
220 SHEVELL DR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 92
GOODLETTSVILLE TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	10D04315

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY FRANCES WINGO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST B. SMALLEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne S. Cooper, Sr., surveyor, September 7, 1970, as follows:

Beginning at an iron pin in the center line of a private road, being the original southeast corner of the original tract; thence N. 5° 00' E. 808 feet to an iron pin in the edge of the road and the original line; thence continuing on with the center of a private road N. 61° 30' W. 900 feet to an iron pin and stake near oak; thence S. 15° 00' W. 828 feet to an iron pin and stake; thence S. 64° 30' E. 27.8 feet to a point; thence S. 52° 00' E. 79.2 feet to a point; thence S. 58° 30' E. 198 feet to a point; thence S. 62° 45' E. 132 feet to a point; thence S. 56° 00' E. 66 feet to a point; thence S. 77° 30' E. 132 feet to a point; thence S. 67° 00' E. 132 feet to a point; thence S 52°00' E. 132 feet to a point; thence S 84°30' east 151.1 feet to the point of beginning, containing 18.4 acres, more or less.
Being a portion of the same property conveyed to Charles L. Wingo and wife, Mary Frances Wingo, by deed from Charles L. Wingo and wife, Mary Frances Wingo and Geneva Wingo Bates of record in Book 4456, Page 411, Register's Office for Davidson County, Tennessee and subsequently vested in Mary Frances Roberson Wingo by decree of the 6th Circuit Court for Davidson County, Tennessee, dated June 15, 1976.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand this 4 day of January, 1977.

Mary Frances Roberson Wingo
MARY FRANCES ROBERSON WINGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Frances Roberson Wingo

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

Witness my hand and official seal at Nashville, Tennessee this day of January, 1977

Commission Expires October 28, 1978 Douglas A Berry, Notary Public

DOUGLAS A. BERRY NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

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IDENTIFICATION REFERENCE

JAN 7 12 54 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JAN-77	CONV	37,500.00			
JAN-77	S'TAX		B*	97.50	
JAN-77	PR'FEE		B*	.50	
JAN-77	W'DEED		B*	4.00	* 102.00

WARRANTY DEED

FROM

MARY FRANCES ROBERSON WINGO

TO

ERNEST SMALLFN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York