This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

BOOK 5104 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN M. MINTON, ET UX	SAME	Map 11
(NAME) Rt. 2 Box 430	(NAME)	Parcel 94
(STREET ADDRESS OR ROUTE NUMBER) White House, Tn. 37188	(STREET ADDRESS)	10 D 16440
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

DONALD HAGGARD AND WIFE, MARION HAGGARD, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said STEVEN M. MINTON AND WIFE, VALERIE E. MINTON, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lying in the 10th Civil District of said County, being Tract No. 4 in the Division of the Ida Greer Binkley Estate, not of record, and described according to survey dated September 7, 1971, by G. Barry Greer, Surveyor, as follows:

BEGINNING at a point in Greer Road at the common corner of Tracts 3 and 4; thence with said Road, South 46° 09' East 25 feet to a point; thence South 22° 23' East 281.9 feet to a point; thence South 09° 38' East 78 feet to a point; thence South 12° 41' West 201.8 feet to a point; thence South 00° 54' East 134.7 feet to a nail set in the center line of Greer Road; thence leaving said Road and along an old wire fence, North 86° 32' West 910 feet to the common corner of Tracts 3 and 4; thence with the line between said tracts, North 52° 08' East 1,028.6 feet to the point of beginning, containing 7.8 acres, more or less.

Being the same property conveyed to Donald Haggard and wife, Marion Haggard, by deed from Goodlett Binkley, et al, of record in Book 4544, page 140, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 10th day of January 19 77

Affiant Steven M Minton

My commission expires: 9-12-78 (Affix Seal)

Notary Public Judy P. Adkins

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S. this* 10th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald Haggard
Donald Haggard

Marion Haggard
Marion Haggard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD HAGGARD AND WIFE, MARION HAGGARD

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of January, 19 77

Judy P. Adkins
Notary Public

Commission expires 9-12-78

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____ Notary Public

Commission expires _____

JAN 11 77 CONV 24,500.00
JAN 11 77 S'TAX B* 63.70
JAN 11 77 PR'FEE B* .50
JAN 11 77 W'DEED B* 4.00 * 68.20

WARRANTY DEED

FROM
DONALD HAGGARD, ET UX
TO
STEVEN M. MINTON, ET UX

D 8 4 5 5 1

IDENTIFICATION REFERENCE

JAN 11 8 48 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115