SEND TAX BILL TO:
Mavis M. Decker
246 Dennywood Dr.
Nashville, TN 37214

Map & Parcel: 84-11-221

Field Bk. No. 3D44566

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

BOOK 5154 PAGE 728

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Eight Thousand Five Hundred Dollars ($8,500.00), cash in hand paid, the receipt of which is hereby acknowledged, I, HELEN S. SMYTH, a single person, have this day bargained, sold, transferred and conveyed my one-half (1/2) undivided interest in and to the hereinafter described property to MAVIS M. DECKER, a single person, her heirs and assigns, said property being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's office for Davidson County, Tennessee.

Said lot No. 169 fronts 70 feet on the southerly side of Denneywood Drive and runs back 209 feet on the easterly line and 220.2 feet on the westerly line to a dead line, measuring 71.2 feet thereon.

DEED REFERENCE:

Being the same property conveyed unto Mavis M. Decker and Helen S. Smyth by deed from Harold W. Seymore, et ux, dated January 3, 1964, and of record in Book 3673, Page 372, Register's Office for Davidson County, Tennessee. This conveyance will make Mavis M. Decker the holder of the fee simple title to the above described property.

This is improved property.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said MAVIS M. DECKER, a single person, her heirs and assigns, in fee simple forever.

I COVENANT that I am lawfully seized and possessed of a one-half (1/2) undivided interest in the within conveyed property; that I have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1978 and thereafter, all of which the Grantee herein assumes and

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 8,500.00, 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 7 day of June, 1978

NOTARY PUBLIC

agrees to pay. Taxes for the year 1977 shall be prorated as of date of deed and settled in cash between the parties, with Grantee assuming payment thereof.

This conveyance is subject to any restrictions of public record applicable to Lot No. 169 of Maplecrest Subdivision, Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of June 1977.

Helen S Smyth
HELEN S. SMYTH

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainor, HELEN S. SMYTH, a single person, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 2nd day of June, 1977.

JERRY C. HIBDON NOTARY PUBLIC WILSON COUNTY, TN.

My Commission expires: 6-4-80

Notary Public

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