WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

This instrument prepared by:

Marshall S. Stuart, Attorney (Name) — 501 Union Street (Street address or Route Number)

Nashville (City) — Tennessee (STATE) — 37219 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas and Mary Gail Bennett (NAME:)	Douglas and Mary Gail Bennett (NAME:)	MAP 155
473 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	473 Rural Hill Road (STREET ADDRESS)	P/O PAR. 57.3 mp
Nashville, Tennessee 37217 (CITY) STATE (ZIP CODE)	Nashville, Tennessee 37217 (CITY) STATE (ZIP CODE)	

mail

FOR AND IN CONSIDERATION of the ~~XXXXX~~ .....love and affection we have for our daughter, Mary Gail Mayfield Bennett and her husband Douglas Bennett Jr., ~~XXXXXXXX~~

FIRST TENNESSEE REFERENCE JUN 23 3 27 PM '77 REGISTER DAVIDSON COUNTY, TENN.

JUN23'77	CONV	*1,000.00			
JUN23'77	S'TAX		B*	2.60	
JUN23'77	PR'FEE		B*	.50	
JUN23'77	W'DEED		B*	8.00	* 11.10

We, Mary Ruth Boyd Mayfield and Dan Mayfield,

have bargained and sold, and by these presents do transfer and convey unto the said

Mary Gail Mayfield Bennett and Douglas Bennett Jr., their heirs and assigns, a certain tract or parcel of land in ninth (9th) Civil District of Davidson County, State of Tennessee, as follows:

Beginning at an iron pin in the west line of Fred W. Boyd's 14.38 acre tract, said point being 1002 feet from the northwest corner of the Boyd tract and in the center of a proposed 26 foot road; thence with Boyd's west line south 4 degrees 30 minutes west 502 feet to a corner fence post, E. J. Moss corner; thence with the Moss lines as follows:

South 2 degrees, west 103 feet to a corner fence post; north 88 degrees west, 121 feet to a corner fence post in the W. J. Linton line; thence with the Linton lines as follows:

North 2 degrees east 66 feet more or less to a stake; north 82 degrees, west 270 feet to a stake in the Linton line; thence with Dorothy Boyd Dales east line North 4 degrees 15 minutes east 528 feet to an iron pin; thence with Dan Mayfield's south line south 86 degrees, 30 minutes east, 395.63 feet to the point and place of beginning, containing 5 acres more or less.

The above described parcel of land is a portion of the Dan Mayfield tract or record in Book 3831 page 882. The bearings and distances for each of the property lines in this description is based on a survey made by S. N. Hutchison in October 1964, as per a description and survey of David A. Demerich, R.E. No. 11624 on the date of May 24, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 1977.

Deputy Register

BOOK 5163 PAGE 263

The previous and last conveyance being a Deed to Mary Ruth Boyd Mayfield and husband, Dan Mayfield

from Ida C. Boyd

Registered in Register's Office of Davidson County, State of Tennessee,

in Vol. 3831 Page 882

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Mary Gail Mayfield Bennett and husband Douglas Bennett Jr., their

heirs and assigns, forever. And we do covenant with the said Mary Gail Mayfield Bennett and husband Douglas Bennett Jr.

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind our selves, our heirs and representatives, to warrant and forever defend the title to said land to the said Mary Gail Mayfield Bennett and husband Douglas Bennett Jr., their

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 hand, this 7th day of June, 1977.

Witness: Joyce Patton

Eugenia Northcutt

Mary Ruth Boyd Mayfield
Mary Ruth Boyd Mayfield

Dan Mayfield
Dan Mayfield

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19 ....., at ..... O'Clock ..... M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

JEFFERSON
BOOK 5163 PAGE 264

STATE OF ~~TENNESSEE~~ ALABAMA, ~~DAVIDSON~~ JEFFERSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mary Ruth Boyd Mayfield and Dan Mayfield

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

NOTARY PUBLIC STATE AT LARGE CARLSON ANN

Witness my hand and official seal, at ~~Nashville~~ Birmingham, Alabama ~~Tennessee~~, this 7 day of June, 1977.

My Commission Expires ~~MY COMMISSION EXPIRES FEBRUARY 3, 1980~~, 19 Dorothy Ann Carlson
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal, at

Tennessee, this day of, 19

My Commission Expires, 19
Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

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 day of,

19

Register or Notary Public.

Warranty Deed

FROM

Mary Ruth Boyd Mayfield and husband

Dan Mayfield

TO

Mary Gail Mayfield Bennett and husband

Douglas Bennett Jr.

STATE OF TENNESSEE

DAVIDSON 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 Book

of Deeds....., Vol....., Page.....

Fee Paid, $.....

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

Clerk's Fee . . . . . $.....

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

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

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

BOOK 5163 PAGE 265