Send tax bills to: Buyer
Sam L. Lankford
3213 Knobview Dr.
Nashville, TN 37214

This instrument prepared by:
mail YELTON & TURNER
Attorneys at Law
Mt. Juliet, Tennessee

WARRANTY DEED

53-03—208
ac

BOOK 5165 PAGE 515

THIS INDENTURE made and entered into on this the 28th day of JUNE 1977, by and between

JOSEPH B. GUTHRIE AND WIFE, HAZEL F. GUTHRIE

hereinafter referred to as the GRANTORS, and

SAM L. LANKFORD

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTORS BY GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of DAVIDSON County, Tennessee, and more particularly described as follows:

Being Lot No. 164 of Section B, on the Plan of village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 56.1 feet on the easterly side of Birdsall Street and extends back 87.7 feet on the northerly line and 87.8 feet on the southerly line to a dead line, measuring 56.2 feet thereon.

Being the same property conveyed to Hazel F. Lacey by deed from Eugene J. Davis and wife, Janie M. Davis of record in Deed Book 4930, page 624, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Joseph B. Guthrie by deed from Hazel F. Lacey Guthrie for the purpose of creating an estate by the entirety in the said Joseph B. Guthrie and wife, Hazel F. Guthrie, of record in Book 5124, Page 228, Register's Office for Davidson County, Tennessee.

E 11896

IDENTIFICATION REFERENCE

JUN 29 3 17 PM '77

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 25,000, 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 29th day of June 1977.

10-1-78 Notary Public

Map 53-3
Parcel 208
4D-44540

YELTON & TURNER
ATTORNEYS AT LAW
108 MT. JULIET ROAD
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, except for a mortgage in the approximate amount of $7,110.65 owed to Lomas & Nettleton.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Joseph B. Guthrie
Hazel F. Guthrie

JUN29 CONV 25,000.00
JUN29 S'TAX B* 65.00
JUN29 PR'FEE W'DEED B* 4.50 B* 4.00 * 69.50

STATE OF TENNESSEE

COUNTY OF WILSON

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

JOSEPH B. GUTHRIE AND WIFE, HAZEL F. GUTHRIE

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 of office in Mt. Juliet, Tenn. on this the 28th, day of June, 1977.

Darlene Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-1-78

DARLENE TAYLOR NOTARY PUBLIC WILSON COUNTY, TN.