WARRANTY DEED BOOK 5189 PAGE 459 Putnam Printing Co., Cookeville, Tenn.

This instrument was prepared by T. Michael O'Mara, Attorney, Cookeville, TN 38501

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) Dollar, cash in hand paid, and the love and affection which I have for my wife,

Map - 18-12 Par. 9

I, Ty C. Draper,

have this day bargained and sold, and by these presents do transfer and convey unto Evelyn M. Draper, her heirs and assigns,

an estate by the entireties in and to ~~heirs and assigns,~~ a certain tract or parcel of land located in , the Civil District of Davidson, County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of Connell Estates, Section II, as of record in Book 2900, page 130, in the Register's Office for Davidson County, Tennessee. Said Lot No. 47 fronts 138 feet on the easterly side of Swift Drive and extends back 276.6 feet on the northerly line and 258.3 feet on the southerly line, to a dead line in the rear on which it measures 170 feet.

The Grantor has heretofore owned the tract of land herein conveyed in fee simple title. This conveyance is executed to create a tenancy by the entireties in and to the said tract of land in the grantor and grantee, who are husband and wife, as provided by the Statute of the State of Tennessee, Code Section 64-109.

BOOK 5189 PAGE 460

Send tax notices to: Mr. and Mrs. Ty C. Draper
Owners Address 232 Swift Drive
Goodlettsville, TN 37072

The previous and last conveyance was to Ty C. Draper and wife, Eugenia G. Draper. The said Eugenia G. Draper being deceased, leaving Ty C. Draper sole owner of the property in fee simple title previous to the execution of this conveyance

The previous and last conveyance being a Deed to Ty C. Draper, et ux

from Hiram Douglas Bain, et ux

Registered in Register's Office of Davidson County, Tennessee, in Vol. 4399 Page 553.

TO HAVE AND TO HOLD an estate by the entireties in and to the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Evelyn m. Draper, her

heirs and assigns, forever. And I do covenant with the said Evelyn M. Draper that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered., except for Deed of Trust of record in Book 4399, page 555, Register's Office for Davidson County, TN.

And I do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Evelyn M. Draper, her

heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand ~~Ty C~~, this day of August, 1977

Witness: Ty C Draper

**Acknowledgment Before Notary Public.**

**State of Tennessee, County of** PUTNAM

Personally appeared before me, Alice F. Little, a Notary Public in and for said County and State aforesaid, the within named TY C. DRAPER

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

ALICE F. LITTLE NOTARY PUBLIC PUTNAM COUNTY, TN.

Witness my hand and official seal, at Cookeville, Tennessee,

This 24th day of August, 1977

My Commission Expires 10-28, 1978 Alice F. Little, Notary Public

**Acknowledgment Before Notary Public.**

**State of** _____, **County of** _____

Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, 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 _____

This _____ day of _____, 19____

My Commission Expires _____, 19____ _____, Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19_____

_____
Notary Public or Register

**STATE OF TENNESSEE, PUTNAM COUNTY**

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

BOOK 5189 PAGE 462

# WARRANTY DEED

FROM

TY C. DRAPER

TO

EVELYN M. DRAPER

E 2 2 9 9 2

IDENTIF. REFERENCE

AUG 29 1 43 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(Putnam Printing Co., Cookeville, Tenn.)

AUG29 77 MISC B* 8.00 * 8.00