STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

Mail tax notices to:
MBORO FEDERAL
114 W. College
MBORO, TN 37130

PREPARED BY SMITH & SELLERS ATTYS.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

BOOK 5189 PAGE 593

Map 149 Parcel 164

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, the undersigned, J. M. CHARLTON and wife, GLADYS M. CHARLTON, have this day bargained and sold our one-half undivided interest and do hereby transfer and convey unto OTIS W. CHARLTON and wife, LOUISE R. CHARLTON, their heirs and assigns, forever, that certain parcel of real estate situated in the _____ Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

Tract No. 1: Beginning at a stone 60 feet north of F. A. Carter northwest corner, running 100 feet, north with Murfreesboro Pike; thence west 211-1/2 feet to a stone; thence south 106 feet to a stone; thence 211-1/2 feet east to the Murfreesboro Pike the beginning.

Tract No. 2: Beginning at a point on the west side of the Murfreesboro Turnpike at the northeast corner of the Rural Hill Church Property (which corner is 100 feet north of Mrs. Abbie Rucker's northwest corner) and running with said Murfreesboro Turnpike, northwest 100 feet, 46-3/4°; thence southeast 211.5 feet, 46° to a cedar stake; thence 100 feet southeast to the corner of the Rural Hill Church 46-3/4°; thence northeast 211.5 feet, 46° to the beginning.

Being the same property conveyed to Otis W. Charlton and J. M. Charlton by deed from Elim Foundation, Inc., a Florida Corporation of record in Book 4704, page 327, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good right to convey the same and that it is unencumbered except by lien of the 1977 property taxes, which taxes will be paid by the grantees herein when due and payable.

AUG29	CONV	30,000.00			
AUG29	S'TAX		B*	78.00	
AUG29	PR'FEE		B*	.50	
AUG29	W'DEED		B*	4.00	* 82.50

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

WITNESS OUR HANDS, this the 22nd day of August, 1977.

J. M. Charlton
J. M. Charlton

Gladys M. Charlton
Gladys M. Charlton

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named J. M. CHARLTON and wife, GLADYS M. CHARTON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro Tennessee, on this the 22nd day of August, 1977.

Lydia K Ogles
Notary Public

LYDIA K. OGLES NOTARY PUBLIC RUTHERFORD CO. TENN.

My commission expires: 9/12/79

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E 23059

IDENTIFICATION REFERENCE
AUG 29 3 58 PM 77
FEE $ DAVID SOUTHERLAND, REGISTER RUTHERFORD COUNTY, TENN.

Affiant

Subscribed and sworn to before me, on this the 23rd day of August, 1977.

Notary Public

LARRY K. TOLBERT NOTARY PUBLIC RUTHERFORD CO. TENN.

My commission expires: 7/21/80