Send tax bills to:
Dale E. Marsh
122 Rayon Drive
Old Hickory, TN 37138

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

Map 94-08
Parcel 53
3D

WARRANTY DEED

BOOK 5202 PAGE 667

THIS INDENTURE made and entered into on this the 28th day of SEPTEMBER 19 77, by and between

JAMES B. SPRUILL AND WIFE, FRANCES M. SPRUILL

hereinafter referred to as the GRANTORS, and

DALE E. MARSH AND WIFE, DARLENE T. MARSH

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 GRANTEES, 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 3rd Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 70 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County, to which plan reference is here made for complete description of said lot.

Being the same property conveyed to James B. Spruill and wife, Frances M. Spruill by deed dated June 19, 1966, from Ridgelawn Homes, Inc. of record in Deed Book 4044, page 942, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2994, page 126, and to easements, setback lines, etc. as shown on plan of record in Book 2900, page 52, Register's Office for said County.

1977 Taxes are pro-rated.

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 6,500. , 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 28th day of Sept. 19 77

Notary Public

My Commission Expires 2/28/80

YELTON & TURNNER
ATTORNEYS AT LAW
106 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.

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.

James B. Spruill
Frances M. Spruill

SEP 28 CONV *6,500.00
SEP 28 S'TAX B* 16.90
SEP 28 PR'FEE B* .50
STATE OF TENNESSEE W'DEED B* 4.00 * 21.40

COUNTY OF WILSON

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

JAMES B. SPRUILL AND WIFE, FRANCES M. SPRUILL

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, Tennessee on this the 28th, day of September, 1977.

Willadeen Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-26-78

WILLADEEN MILLER NOTARY PUBLIC WILSON COUNTY TENN.

IDENTIF. REFERENCE
SEP 28 9 49 '77
DAVIDSON COUNTY TENN.

E 28271