This instrument was prepared by Paul E. Dew, Attorney at Law,
Ripley, Tennessee

92-13-255
E.K.

WARRANTY DEED

BOOK 5203 PAGE 233

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

KNOW ALL MEN BY THESE PRESENTS:

WE, WARDELL HENNING and wife, WILLIE B. HENNING, FOR and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid to us, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto ANN SHIRLEY COUTS and husband, BOBBY WAYNE COUTS, their heirs and assigns forever as tenants by the entirety, a certain tract or parcel of land, with all improvements thereon, situated and being in Davidson County, Tennessee, and bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Charlotte Park, Second Addition, Extended, Block 33, as of record in Book 421, page 10, and re-subdivided by plan of record in Book 2330, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 begins at a point in the northerly margin of Dakota Avenue, the common front corner of Lots Nos. 84 and 85; thence westerly 30 feet along said Avenue to a point, the beginning of a curve; thence 31.4 feet around said curve having a radius of 20 feet to a point in the easterly margin of 39th Avenue, North; thence northerly 110 feet to a point, the beginning of a curve; thence 31.4 feet around said curve having a radius of 20 feet to a point in the southerly margin of a 15-foot alley; thence easterly along said alley 30 feet to a point, the common rear corner of Lots Nos. 84 and 85; thence southerly 150 feet to the point of beginning.

BEING the same property conveyed to Wardell Henning and wife, Willie B. Henning, by deed recorded in Book 4872, page 362, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the said Ann Shirley Couts and husband, Bobby Wayne Couts, their heirs and assigns forever in fee simple.

Buyer's Send Deed
Ann Shirley Couts etvir Bobby Wayne Couts
3814 Dakota Ave
Nashville Tenn

WE COVENANT that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to sell and convey the same; that the same is unencumbered and that we will warrant and defend forever the title of said property, unto the said purchasers, their heirs and assigns forever in fee simple, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, we have hereunto subscribed our names this 19 day of July, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 18,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Sept 1977
Deputy Register

Wardell Henning
Wardell Henning

Willie B. Henning
Willie B. Henning

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public in and for said state and county, Wardell Henning and wife, Willie B. Henning, the within named bargainors, with whom I am personally acquainted, and who acknowledged, that they executed the within instrument for the purposes contained therein, as their free act and deed.

Witness my hand and seal of office, at office, on this 19 day of July, 1977.

Dave E. Moore
Notary Public

My Commission Expires:
4/1/78

SEP 29 77 CONV 18,000.00
SEP 29 77 S'TAX B* 46.80
SEP 29 77 PR'FEE B* .50
SEP 29 77 W'DEED B* 4.00 * 51.30

E28549

IDENTIF. REFERENCE

SEP 29 9 50 AM '77
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.