MAP: 72-13
PARCEL: 439

This Instrument Prepared
from Information Furnished
by the Parties by:
KERSEY & LANE, Attorneys
P.O. Box 836
Smyrna, Tennessee 37167

SEND TAX BILLS TO:

NAME: % Whitley Heating & Cooling
ADDRESS: 2525 Dickerson Road
Nashville, Tennessee 37207

NAME AND ADDRESS OF NEW OWNER:
Thomas G. Whitley and Erby S. Peeler
% Whitley Heating & Cooling
2525 Dickerson Road
Nashville, Tennessee 37207

BOOK 5212 PAGE 662

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND EIGHT HUNDRED AND NO/100 ($12,800.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged:

I, the undersigned, L. D. LANGFORD, have bargained and sold and do hereby transfer and convey unto THOMAS G. WHITLEY and ERBY S. PEELER, their heirs and assigns, forever, that certain parcel of real estate situated in the 27th Ward of Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 187 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said lot fronts 50.2 feet on the southerly side of Strouse Avenue and runs back between lines, 244.5 feet on the westerly line, 241.3 on the easterly line to a 30 foot alley in the rear on which it measures 50 feet.

Being the same property conveyed to the undersigned by quitclaim deed of record in Deed Book 4292, page 855, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

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

I covenant with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered, except as herein set forth, the 1977 property taxes shall be prorated between the parties.

I further covenant and bind myself, my heirs and representatives to forever 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.

BOOK 5212 PAGE 663

Possession of the within described property will be given to the Grantees herein with Deed.

WITNESS MY HAND, this 18th day of October, 1977.

L. D. LANGFORD

E32359

OCT 21 11 36 AM '77

IDENT. REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named L. D. LANGFORD, the bargainor with whom I am personally acquainted; and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 18th day of October, 1977.

John B Lane
Notary Public

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

My Commission Expires: June 14, 1978

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $12,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE me this 18th day of October, 1977.

John B Lane
Notary Public

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

My Commssion Expires: June 14, 1978

OCT 21 77	CONV	12,800.00			
OCT 21 77	S'TAX		B*	33.28	
OCT 21 77	PR'FEE		B*	.50	
OCT 21 77	W'DEED		B*	4.00	* 37.78