Send Tax Bills To:

James Lloyd Ashmore
822 East Meade
Madison, Tennessee 37115

This instrument prepared by:

BOOK 5227 PAGE 609
BEATY AND PHILLIPS
Attorneys at Law
109 Public Square
Gallatin, Tennessee 37066

map 51-4
parcel 136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, DOLPHUS GREGORY and wife, EUNA MAE GREGORY, have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES LLOYD ASHMORE and wife, BETTY SUE ASHMORE, as tenants by the entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> SITUATED in Davidson County, Tennessee, and further described as follows:
>
> TRACT 6, Block B, revised plan of Power & Roth, of MADISON PART, a subdivision in the County of Davidson State of Tennessee, a plat of which subdivision is of record in Book 843, Page 7, Register's Office of said County. Said Lot No. 6 fronts 60 feet on the westerly side of East Meade Avenue and extends back between parallel line 200 feet to a dead line.
>
> BEING the property conveyed to Dorcas Aleda Gregory, by deed dated 3/30/61 from Homer Gregory and wife, Myrtle Gregory, of record in Deed Book 3961, Page 486, Register's Office of Davidson County, Tennessee. The said Dorcas Aleda Gregory died testate February 12, 1975, and by will, of record in Will Book 21, Page 445, County Court Clerk's Office of Sumner County, Tennessee, said property was devised to Dolphus Gregory.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have a good and lawful right to sell and convey the same, and

that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and EXCEPT for 1977 real estate taxes, which are to be paid by GRANTORS.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 25th day of November, 1977.

Dolphus Gregory
DOLPHUS GREGORY

Euna Mae Gregory
EUNA MAE GREGORY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainors, DOLPHUS GREGORY and wife, EUNA MAE GREGORY, with whom I am personally acquainted and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 25th day of November, 1977.

Charles H. Beaty
NOTARY PUBLIC

My Commission Expires: 1/27/80.

NOV29'77 CONV 30,000.00
NOV29'77 TAX B* 78.00
NOV29'77 TFEE B* .50
NOV29'77 W'DEED B* 4.00 * 82.50

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $30,000.00.

James L. Ashmore
AFFIANT

SUBSCRIBED and sworn to before me this the 25th day of November, 1977.

Charles H. Beaty
NOTARY PUBLIC

My Commission Expires: 1/27/80.

FELIX Z. DAVIDSON REGISTER SUMNER CO. TENN. IDENTIF. REFERENCE Nov 29 4 35 PM '77 E 39 1. 2 8.