BOOK 5232 PAGE 720

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEYWANNA F. HANCOCK and husband	SAME	150-0-80
BENJAMIN A. HANCOCK	(NAME)	
3100 Union Hill Road		14D 24660
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, MAVIS McGEE ROSS, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEYWANNA F. HANCOCK and husband, BENJAMIN A. HANCOCK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, the same being triangular in shape and described according to a copy of a survey thereof made by J. R. Scott, Surveyor, September 7, 1952, as follows:

BEGINNING at an iron pin the center line of Union Hill Road or Pike, a corner of the property conveyed to S. Paul Berkley by deed from J. E. Barnes and wife, of record in Book 1308, page 364, Register's Office for said County, being a corner of the Raymond Barnes tract; thence North 88° west 251 feet to a corner post of said Raymond Barnes tract; thence along the east line of a private road, sometimes called Old Loggins Spring Road South 3° West 500 feet to the center of Union Hill Road or Pike; northeastwardly 572.5 feet, more or less to the beginning, containing 1.9 acres, more or less, being all of the land in the northwest side of said Union Hill Road or Pike which is retained by the grantor herein.

BEING part of the same property conveyed to Thurman L. Ross and wife, Mavis McGee Ross, by deed from Joseph E. Barnes and wife, Delanie Florence Barnes, of record in Book 2093, page 488, said Register's Office, the said Thurman L. Ross having since died.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 4979, page 626, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3100 Union Hill Road, Joelton, TN 37080
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of December, 1977

Mavis McGee Ross

Mavis McGee Ross, a widow

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mavis McGee Ross, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December 19 77

Commission expires 9-8-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

MAVIS McGEE ROSS, a widow

TO

NEYWANNA F. HANCOCK and husband,

BENJAMIN A. HANCOCK

E 4 1 4 6 8

IDENTIF. REFERENCE

DEC 13 10 24 AM '77

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 13 77	CONV	32,000.00			
DEC 13 77	S'TAX		B*	33.20	
DEC 13 77	PR'FEE		B*	.50	
DEC 13 77	W'DEED		B*	4.00	* 87.70

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219