THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 5234 PAGE 437

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARNOLD D. LANIUS, ET UX (NAME:)	Same (NAME:)	
Rt 2 205 S. Main St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25-A
Goodlettsville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	97

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AUDREY S. FELTS, hereinafter referred to as Grantor, ...has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* ARNOLD D. LANIUS AND WIFE, HELEN L. LANIUS, hereinafter referred to as 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 City of Goodlettsville, which lies in the 10th Civil District of said County, described according to a survey thereof made by G. Barry Greer, Surveyor, Job No. 64-70, as follows:

Beginning at a P.K. nail in the westerly margin of Dickerson Road, also known as U.S. Highway No. 41, said nail being located at the southeast corner of the property conveyed to Jack E. Williams and wife, by deed from Eftee McMurtrie Ashley and husband, of record in Book 4214, page 736, Register's Office for said County; thence with said Williams southerly line, South 83° 34' West 175.0 feet to the center of a creek; thence with the center of said creek southwesterly 127 feet, more or less, to the northwest corner of the property conveyed to Claude R. Tolbert and wife, by deed from Jesse J. Jones, et ux, as of record in Book 4033, page 123, said Register's Office; thence with said Tolbert's northerly line and along a hedge row, North 88° 45' East 270.0 feet to an iron pin in the westerly margin of said Road; thence with the westerly margin of said Road, North 06° 00' West 109.0 feet to the point of beginning.

Being the same property conveyed to Audrey S. Felts by deed from H. C. Pratt, of record in Book 5072, page 662, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35000

Subscribed and sworn to before me, this the 15th day of December, 1977

Affiant

My commission expires: HOMER P. AYERS NOTARY PUBLIC (Affix Seal)
Notary Public, State of Tenn. at Large
My Commission Expires 2-14-81

Notary Public

DEC 19[illegible]	CONV	85,000.00			
DEC 19[illegible]	S'TAX		B*	221.00	
DEC 19[illegible]	PR'FEE		B*	.50	
DEC 19[illegible]	W'DEED		B*	6.00	* 227.50

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* grantees, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as appears of record.

And I *do further covenant and bind* myself, my *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. Witness* my *hand this* 15th *day of* December, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Audrey S. Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* AUDREY S. FELTS

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 Goodlettsville, Tennessee, *this* 15th *day of* October, *19* 77.

, *Notary Public.*

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

Commission Expires

STATE OF
COUNTY OF

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

the bargainor, *with whom I am personally acquainted, and who acknowledged that* *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , *a Notary Public of the State and County aforesaid, personally appeared*, *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* , *the within named bargainor, a corporation, and that* *he as such*, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as*.

Witness my hand and seal, at office in, *this* *day of*, *19*.

Notary Public

Commission Expires.

IDENTIF. REFERENCE

Dec 19 10 02 AM '77
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

E 42273