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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Jesus F. Tirao IWD.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 1978.

Mrs Peggy Akin
Notary Public

MY COMMISSION EXPIRES: 1-5-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, South, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus F. Tirao, etux (NAME)	New Owners (NAME)	54-14-20
507 N. Graycroft Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (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, J. R. Coarsey, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus F. Tirao & wife, Lynda O. Tirao

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 Davidson County, Tennessee, being Lot No. 312 on the Plan of Brandywine Farms, Section 19, as of record in Book 5050, page 12, Register's Office for said County.

Said Lot No. 312 fronts 320.0 feet on the easterly side of Willow Bough Land, and extends back 265.0 feet on the northerly line and 254.3 feet on the southerly line to a line in the rear on which it measures 308.4 feet.

Being part of the same property conveyed to J. R. Coarsey, Trustee, by Deeds from B. C. & D. Company, Inc., of record in Book 4439, page 274; and from Maryadelle C. Brown, et al, of record in Book 4979, page 244, said Register's Office.

Property taxes for the year 1978 have been prorated and assumed by the grantees.

This is unimproved (X) / improved ( ) property, known as 353 Willow Bough Ln., Old Hickory, Tenn. 37138
(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 February, 1978

J R Coarsey Trustee

J. R. Coarsey, Trustee

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 J. R. Coarsey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 9th day of February 1978

Commission expires 1-5-81

Mrs Alfred R Akin
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

J. R. COARSEY, TRUSTEE

TO

JESUS F. TIRAO AND WIFE, LYNDA O. TIRAO

E 5 0 2 2 2

IDENTIF. REFERENCE

FEB 13 9 43 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 13 78	CONV	17,000.00			
FEB 13 78	S'TAX		B*	44.20	
FEB 13 78	PR'FEE		B*	.50	
FEB 13 78	W'DEED		B*	4.00	* 48.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Coarsey Realty Co.