THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

SEND TAX STATEMENTS TO:
First + Mid-South Mtg. Co.
P.O. Box 2568
Nashville, Tenn. 37219

MAP-PARCEL NUMBERS
133-12
19
05DU 09876

BOOK 5256 PAGE 233

FOR AND IN CONSIDERATION of the sum of Thirty Nine Thousand One Hundred ($39,100.00) Dollars, paid and to be paid as follows: $26,802.59 cash, the receipt of which is hereby acknowledged and for the balance the hereinafter named grantee assumes and agrees to pay that certain note payable to First and Mid-South Mortgage Company as evidenced by the deed of trust securing same of record in Book 4001, page 298, Register's Office of Davidson County, Tennesseee, said note having been paid down to $12,297.41, which is the amount herein assumed, we, P. H. WILLIAMS AND WIFE, JEAN WILLIAMS, have bargained and sold and by these presents do hereby transfer and convey unto MARY L. MORAN, her heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Windsor Park Subdivision, of record in Book 3600, page 64, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 16 fronts 66.7 feet on the westerly margin of Benita Drive and runs back between diverging lines 195.06 feet on the southeasterly line and 181 feet on the northerly line to a broken line at the rear measuring 87.71 feet thereon.
>
> Being the same property conveyed to P. H. Williams and wife, Jean Williams, by deed of M & J Company a partnership, of record in Book 4078, page 214, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary L. Moran, her heirs and assigns, forever.

And we do covenant withthe said Mary L. Moran that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 1978; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; all existing highway, roadway and utility easements; matters on plat recorded in Book 3600, page 64, RODC, Tennessee, which may affect property;

restrictions in Book 3792, page 445 and Book 3816, page 784, RODC, Tennessee and the heretofore referred to lien of deed of trust of record in Book 4001, page 298, said Register's Office.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Mary L. Moran, her heirs and assigns, against the lawful claims of all persons whomosever.

Witness our hands this the 18th day of February, 1978.

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IDENTIF. REFERENCE

FEB 24 11 28 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

P. H. Williams

Jean Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Clarene Johnson, a Notary Public in and for said State and County, the within named P. H. WILLIAMS AND WIFE, JEAN WILLIAMS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of February, 1978.

Clarene Johnson
Notary Public

My commission expires:
Dec. 22, 1978

New Owner: Mary L. Moran
322 Forrester Drive
Nashville, Tenn.

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfferred, whichever is greater is $39,100.00, whichever amount is equal to or greater than the amount which the property transfferred would command at a fair voluntary sale. Affiant Mary L. Moran

Subscribed and sworn to before me this the 18 day of Feb. 1978

My commission expires: Dec 22, 1978 Clarene Johnson
Notary Public

FEB24[00]	CONV	39,100.00			
FEB24[00]	S'TAX		B*	101.66	
FEB24[00]	PR'FEE		B*	.50	
FEB24[00]	W'DEED		B*	4.00	* 106.16