Map-Parcel Number
OH 13085
146-10
26

BOOK 5263 PAGE 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, paid in cash, the receipt of which is hereby acknowledged,

I, Roger Lee Lancina, have bargained and sold, and do hereby transfer and convey unto my wife, Beverly Joyce Lancina, a one-half undivided interest in and to the following described land in Davidson County, Tennessee, same to be held by us as tenants by the entirety in accordance with T.C.A. 64-109, and being more particularly described as follows:

MAR 17 80 MISC B* 4.00 * 4.00

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Forest Park, in the City of Oak Hill, as of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 6 fronts 134 feet on the north side of Evansdale Drive and runs back 328 feet on the west line and 326 feet on the east line to a dead line in the rear on which it measures 134 feet.

Being the same property conveyed to Roger Lee Lancina by deed of C. Robert Beckett and wife, Kathryn C. Beckett of record in Book 5138, page 678, Register's Office of Davidson County, Tennessee.

TO HAVE TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Beverly Joyce Lancina, her heirs and assigns, forever.

I COVENANT with the said Beverly Joyce Lancina, that I am lawfully seized and possessed of said land, that I have good and lawful right to convey it, and that is free from any lien or encumbrance whatsoever, except for Deed of Trust from Roger Lee Lancina, to Vaden Lackey, Jr., Trustee of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

AND I DO further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Beverly Joyce Lancina, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature, this 15th day of ~~January~~ March, 1978.

Roger Lee Lancina
ROGER LEE LANCINA

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Marsha A. Anderson, a Notary Public in and for said State and County, the within named Roger Lee Lancina, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this 15th day of ~~January~~ March, 1978.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires:
11-15-80

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is zero, the transaction being exempt from the transfer tax in accordance with T.C.A. 67-4102, Item S(2)1, which exempts creations of tenants by the entirities.

AFFIANT

Sworn to and subscribed before me this
15th day of ~~January~~ March, 1978.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires:
11-15-80

This instrument was prepared by:

PETERSEN, BUERGER & YOST
Attorneys & Counselors at Law
Court Square
Franklin, TN 37064

Send tax bills to:

Fidelity Federal Savings & Loan
401 Union Street
Nashville, TN 37219

Buyer: Beverly Joyce Lancina
818 Emmadale Dr.
Nash. Tenn 37220

IDENTIF. REFERENCE
55114

FILED
MAR 17 9 24 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.