WARRANTY DEED. (For Typewriter) (Box 687-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

This instrument prepared by:

PORCH, PEELER, WILLIAMS, THOMASON & BRADLEY 102 SOUTH COURT SQUARE
(Name) (Street address or Route Number)

WAVERLY TENNESSEE 37185
(City) (STATE) (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Kay Conrad	First Federal of Waverly	5 DU 11038
(NAME:)	(NAME:)	
4817 Jeffery Dr.	P O Box 240	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Waverly, Tenn. 37185	
(CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dalton D. Jordan and wife, Peggy Jordan

this date have bargained and sold, and by these presents do transfer and convey unto the said

Carol Kay Conrad and Albert Conrad, their heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, page 34, 35 and 36, Register's Office of Davidson County, described as follows:

BEGINNING on the southwesterly margin of Jeffrey Drive at the corner of Lots No. 154 and155; thence with the line between said two lots southwesterly 119 feet; thence north 9 deg. 32' west 117.4 feet to the southerly margin of Garry Drive; thence with same northeasterly 57.4 feet to the beginning of a curve; thence around said curve having a radius of 20 feet easterly 29.3 feet to the southwesterly margin of Jeffrey Drive; thence with the same southeasterly 71.5 feet to the beginning.

BEING the same property conveyed to the grantors herein by deed of record in Deed Book 3399, page 469, Register's Office of Davidson County, Tennessee.

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BOOK 5287 PAGE 37

IDENTIF. REFERENCE

MAY 18 8 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 18 RE	CONV	37,500.00			
MAY 18 RE	S'TAX		B*	97.50	
MAY 18 RE	PR'FEE		B*	.50	
MAY 18 RE	W'DEED		B*	6.00	* 104.00

The previous and last conveyance being a Deed to

from

Registered in Register's Office of _____ County, State of Tennessee,

in Vol. _____ Page _____

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said

Carol Kay Conrad and Albert H. Conrad, their

heirs and assigns, forever. And we do covenant with the said

Carol Kay Conrad and Albert H. Conrad

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

Carol Kay Conrad and Albert H. Conrad, their

heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness our hand s, this 15th day of May, 19 78

Witness:

Dalton D Jordan

Peggy Jordan

State of Tennessee _____ County.

The foregoing Deed was received and transferred.

This _____ day of _____, 19_____, at _____ O'Clock _____ M.

_____
Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

BOOK 5287 PAGE 38

STATE OF TENNESSEE, COUNTY

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

DALTON D. JORDAN AND WIFE, PEGGY JOYCE DALTON

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

Witness my hand and official seal, at Waverly

Tennessee, this 15th day of May, 1978

My Commission Expires 10/16, 1978 Margaret K Hickman
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

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

Tennessee, this day of , 19

My Commission Expires , 19
Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

, 19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 37,500 00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Carol Kay Conrad
Affiant.

Subscribed and sworn to before me this the 15th day of May, 1978.

Margaret K Hickman
Register or Notary Public.