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BOOK 5291 PAGE 352

Send Tax Bills To: mail
Clemmie M. Waltrip
245 Duling Avenue
Madison, Tennessee
Zip: 37115

43-9
Par. 245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND ($18,000.00) DOLLARS, paid and to be paid as hereinafter set forth, I, KATE A. CULLEN, unmarried, have this day bargained and sold and by these presents do hereby transfer and convey unto CLEMMIE M. WALTRIP, her heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 29 of Block "B" on the Map of WOODLAWN ESTATES, as of record in Book 843, Page 82, Register's Office for said County.

Lot No. 29 fronts 101 feet on the northerly side of Duling Avenue and runs back between paralel lines 165 feet to a dead line.

BEING the same land conveyed by Viva Franklin Chilton to Kate A. Cullen by deed dated April 29, 1965, and of record in Book 3887, Page 52, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to RESTRICTIVE COVENANTS contained in deed of record in Book 1019, Page 286, said Register's Office, which applies to the easterly one-half of Lot No. 29; and to restrictive covenants contained in deed of record in Book 1109, Page 13, which applies to the westerly one-half of Lot No. 29.

This is improved property known as 245 Duling Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all of the improvements thereon and the

This instrument was prepared by
KELLY, HARSH & KELLY GALLATIN, TENNESSEE

appurtenances thereunto belonging, unto the said CLEMMIE M. WALTRIP, her heirs and assigns, in fee simple forever.

I COVENANT with said GRANTEE that I am lawfully seized and possessed of said lot or parcel of land, that I have a good right to convey it, and that the same is unencumbered, EXCEPT for 1978 real estate taxes, which have been pro-rated and payment assumed by the said CLEMMIE M. WALTRIP; and applicable Zoning and Building Regulations, if any.

I FURTHER COVENANT with said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said CLEMMIE M. WALTRIP, her heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

OF SAID CONSIDERATION of EIGHTEEN THOUSAND ($18,000.00) DOLLARS, the sum of TWO THOUSAND, FIVE HUNDRED ($2,500.00) DOLLARS has this day been paid in cash, the receipt of which is hereby acknowledged and for the balance of FIFTEEN THOUSAND, FIVE HUNDRED ($15,500.00) DOLLARS, the said CLEMMIE M. WALTRIP has this day executed her promissory note of even date herewith for said sum, the payment of which note is secured by DEED OF TRUST which will be filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Warranty Deed.

WITNESS my hand this 24th day of May, 1978.

Kate A. Cullen
KATE A. CULLEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a

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BOOK 5231 PAGE 354

IDENTIF. REFERENCE

MAY 30 1 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Notary Public in and for said County and State, the within named KATE A. CULLEN, 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 Gallatin, Tennessee, this 24th day of May, 1978.

NOTARY PUBLIC AT LARGE FOR STATE
OF TENNESSEE

My commission expires: 10/26/78

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STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Clemmie M. Waltrip

Subscribed and sworn to before me, this the 24th day of May, 1978.

NOTARY PUBLIC AT LARGE FOR STATE
OF TENNESSEE

My commission expires: 10/26/78

MAY 30 78	CONV	18,000.00			
MAY 30 78	S'TAX		B*	46.80	
MAY 30 78	PR'FEE		B*	.50	
MAY 30 78	W'DEED		B*	6.00	
				*	53.30