BOOK 5291 PAGE 365

MAP 82-16
Par 330

FROM: LOUIS D. LINGNER, Et Ux (MARTHA M. LINGNER)

TO: BILLY WAYNE ADAMS, Et Ux (JEAN MARIE ADAMS)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand, Five Hundred Dollars ($ 22,500.00), cash in hand paid to us by BILLY WAYNE ADAMS and wife, JEAN MARIE ADAMS, the receipt of which sum is hereby acknowledged, we, LOUIS D. LINGNER and wife, MARTHA M. LINGNER, do hereby grant, bargain and sell, and do by these presents alien transfer and convey unto the said BILLY WAYNE ADAMS and wife, JEAN MARIE ADAMS, as husband and wife and as tenants by the entireties, and unto their heirs and assigns, in fee simple and forever, the following described realty, located in Davidson County, State of Tennessee, within the corporate limits of the metropolitan government of Nashville, and more particularly described as follows, to wit:

Same being all of lot number eighty-six (86) and the Eastern five feet of lot number eighty-five (85) in William's addition to Edgefield, now East Nashville, a plan of which is of record in Book number 21, page 45 in the Register's office of said County; and, to which reference is here made. Said lot and part of lot front together fifty-five feet on the South side of Boscoble Street and run Southwardly between parallel lines, 175 feet, more or less, to an alley; and, being further described for tax purposes as number 330, parcel 16, upon Map page 82 in the County Tax Assessor's office of said County; and, to which reference is likewise made.

THE ownership of the Grantor, LOUIS D. LINGNER, was acquired under item three of the Last Will and Testament of his mother, MARY ELIZABETH LINGNER, who died testate, a resident of Davidson County, Tennessee, upon date of February 8, 1977. Her Last Will and Testament is of record in Book number 5131, page 719 in the County Register's office of said County. The said MARY ELIZABETH LINGNER acquired said realty by purchase in a Deed from JOE F. CONNOR and wife, FRANCES E. CONNOR to her and her husband, LOUIE D. LINGNER, dated October 6, 1924 and recorded in Book 651, page 166 in the County Register's office of said County; and, to which reference is likewise made. The said MARY ELIZABETH LINGNER having survived her husband, the said LOUIE D. LINGNER, who died upon date of July 8, 1968.

This instrument was prepared by
Charles Wade — Lewisburg, Tenn.

TO HAVE AND TO HOLD the above described realty, together with all and singular rights, appurtenances, estate, title and interest, thereunto belonging or in anywise connected unto the said BILLY WAYNE ADAMS and wife, JEAN MARIE ADAMS, as husband and wife and as tenants by the entireties, and unto their heirs and assigns, in fee simple, and forever.

I, the said LOUIS D. LINGNER, the owner of the above described realty, DO COVENANT with the said Grantees and unto their heirs and assigns that I am lawfully seized and possessed of said realty in fee simple title; that I have a good and lawful right to sell and convey the same to them; and, that said realty is free, clear and unencumbered from any and all liens, except for the 1978 taxes which are to be prorated between the parties.

AND I, the said LOUIS D. LINGNER, DO, FURTHER, COVENANT with the said Grantees and unto their heirs and assigns that I will forever warrant and defend the title to the realty hereinabove conveyed to them against the lawful claims, suits and demands of all persons, whomsoever.

WITNESS OUR HANDS this 27th day of March, 1978.

Louis D. Lingner
LOUIS D. LINGNER

Martha M. Lingner
MARTHA M. LINGNER

STATE OF TENNESSEE-COUNTY OF MARSHALL -ss-

BEFORE ME, the undersigned authority, a Notary Public, within and for the State and County aforesaid, lawfully commissioned, qualified and acting as such official, personally appeared LOUIS D. LINGNER and wife, MARTHA M. LINGNER, the above named bargainors, with whom I am personally acquainted; and, who acknowledged before me that they executed the foregoing Deed for the purposes therein contained.

WITNESS MY HAND and official seal of office in the State and County aforesaid this 27th day of March, 1978.

Sara Smith Hulett
NOTARY PUBLIC
My commission expires:
May 15, 1978

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The name and address of the new owners are:

MR. and MRS. BILLY WAYNE ADAMS
408 East Berkley Circle
Lewisburg, Tennessee 37091

The name and address of the persons responsible for the payment of all future taxes are:

MR. and MRS. BILLY WAYNE ADAMS
408 East Berkley Circle
Lewisburg, Tennessee 37091

STATE OF TENNESSEE)
) -ss-
COUNTY OF MARSHALL)

I, LOUIS D. LINGNER, do solemnly swear that the actual consideration for this transfer is equal to or greater than its actual fair market value and is $ 22,500.00.

E 6 7893.4

IDENTIFICATION REFERENCE

MAY 30 1 58 PM '78

FELIX Z. WILLIAMS, CLERK & MASTER
DAVIDSON COUNTY, TENN.

LOUIS D. LINGNER,
Affiant

SWORN TO AND SUBSCRIBED before me this 20th day of March, 1978.

SANDRA C. BOWDEN NOTARY PUBLIC MARSHALL COUNTY, TN.

NOTARY PUBLIC
My commission expires:
11.14.78

MAY 30	CONV	22,500.00			
MAY 30 S'TAX			B*	58.50	
MAY 30 PR'FEE			B*	.50	
MAY 30	W'DEED		B*	6.00	* 65.00