Address New Owner:
Bobbie Imogine Graham &
Evelyn Sue Sircy
c/o Robert G. Adkins
413 Williams Avenue
Madison, Tennessee 37115

Send Tax Bills To:
same as new owner

BOOK 5297 PAGE 242

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

Map 42-12
Par 2

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the grantors, Robert G. Adkins and wife, Maud Adkins, have bargained and sold, and by these presents do transfer and convey unto Bobbie Imogine Graham and Evelyn Sue Sircy, the grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 4 on the map of the division of the Gee Lands in the 11th Civil District of said County, a plan of which is of record in Book 332, page 74, Register's Office for said County.

Said part of said Lot No. 4 is described as follows: Beginningat a point in the southerly margin of said Lot No. 4, said point being 309 feet eastwardly from the southwesterly corner of said lot and being the southeasterly corner of a five acre tract of land conveyed to Charlie Z. Morgan and wife, Rachel Morgan, by deed from John B. Robinson and wife, Katherine J. Robinson, dated August 18th, 1939 and recorded in Book 1172, page 30, said Register's Office; thence with said Morgan's easterly line north 2 1/2 degrees east 705 feet to a point in the northerly margin of said Lot No. 4, being said Morgan's northeasterly corner; thence with the northerly margin or line of said Lot No. 4 south 87 1/4 degrees east 496 feet to a point; thence south 2 1/2 degrees west 705 feet to a point in the southerly margin of said Lot No. 4; thence with the southerly margin of said Lot No. 4 (being the northerly margin of Williams Avenue) 496 feet to the point of beginning and containing eight acres, more or less.

Being the same property conveyed to Robert G. Adkins and wife, Maud Adkins by deed from John B. Robinson and wife, Katherine J. Robinson of record in Book 1157, page 506, Register's Office for Davidson County. Tennessee.

Included in the above described land, but expressly excluded from this conveyance is the following described land, to-wit:

Land in the 11th Civil District of said County, being part of Lot No. 4 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, and being the westerly 200 feet of the tract of land conveyed to Robert G. Adkins and wife, by deed of record in Book 1157, page 506, said Register's Office, more particularly described according to a copy of a survey made by John M. Sullivan, Civil Engineer, dated September 26, 1962, as follows:

Beginning at a point in the northerly margin of Williams Avenue, said point being located 309 feet east of the southwest corner of said Lot No. 4; thence with the northerly margin of Williams Avenue, south 87 deg. 15' east 200 feet to a point; thence noth 2 deg. 30' east 702 feet to a point; thence north 87 deg. 15' west 200 feet to a point; thence south 2 deg. 30' west 702 feet to the point of beginning.

Being the same property conveyed to Clarence G. Caldwell and wife, Ruby Frances Caldwell by deed from Robert G. Adkins and wife, Maud Adkins of record in Book 3436, page 159, Register's Office for Davidson County, Tennessee.

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the map of the division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, and partially described according to a copy of a survey dated September 26, 1962, made by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the northerly margin of Williams Avenue, same being the southeast corner of the property conveyed to Robert G. Adkins and wife, by deed from John B. Robinson and wife, of record in Book 1157, page 506, said Register's Office; thence with said margin, north 87° 15' west 117 feet to a point; thence leaving said margin, north 2° 30' east 342 feet to a point; thence north 87° 15' west 179 feet, more or less, to the east boundary of the property conveyed to Clarence G. Caldwell and wife, by deed from Robert G. Adkins and wife, of record in Book 3436, page 159, said Register's Office; thence with said Caldwell's east boundary, north 2° 30' east 360 feet to a point, same being Caldwell's northeast corner; thence south 87° 15' east 296 feet, more or less, to a point; thence south 2° 30' west 702 feet to the point of beginning.

Being the same property conveyed to E. B. Bryan and wife, Pataray Y. Bryan by deed from Robert G. Adkins and wife, Maud Adkins of record in Book 4062, page 228, Register's Office for Davidson County, Tennessee

The said grantors, Robert G. Adkins and wife, Maud Adkins, reserve unto themselves a life estate in said above described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobbie Imogine Graham and Evelyn Sue Sircy and their heirs and assigns, forever, except as to the reservation of the life estate as above set forth.

And we do covenant with the said Bobbie Imogine Graham and Evelyn Sue Sircy that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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

to the said land to the said Bobbie Imogine Graham and Evelyn Sue Sircy and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of June, 1978.

7.0506

IDENTIF. REFERENCE

JUN 12 11 02 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Robert G. Adkins
ROBERT G. ADKINS

Maud Adkins
MAUD ADKINS

JUN12 CONV 15,000.00
JUN12 S'TAX 39.00
JUN12 PRFEE .50
JUN12 WOFEE 6.00 * 45.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Adkins and wife, Maud Adkins, the bargainors, 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 Madison, Tennessee, this 6th day of June, 1978.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

L. K. Adkins
Notary Public

My Commission Expires: June 16, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Bobbie Imogine Graham
Affiant

Subscribed and sworn to before me, this 7th day of June, 1978.

NOTARY PUBLIC DAVIDSON COUNTY

Janet M. White
Notary Public

My Commission Expires: 10/18/81