MAP 135-9
Par- 26 Ir

SEND TAX BILLS:

REALTY MORTGAGE, INC. BOOK 5298 PAGE 347

2200 Century Parkway N. E. Suite 250

Atlanta, Ga. 30345

Mail

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

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, and other good and valuable considerations, THOMAS S. SMITHSON AND WIFE, DELORES ANN WEST SMITHSON, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto JENNINGS H. LANE AND WIFE, BETTY FAYE LANE, as tenants by the entirety, hereinafter called the GRANTEE, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 26 on the Plan of Una Manor, Section 2, as of record in Book 2900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Thomas S. Smithson and wife, Delores Ann West Smithson by deed from Dorris Edward Smithson and wife, Mary Helen Smithson of record in Book 5129, Page 959, Register's Office for Davidson County, Tennessee.

INCLUDED HEREIN BUT EXPRESSLY EXCLUDED HEREFROM is a tract of land described as follows:

Beginning at an iron pin at the common southerly boundary line of Lot 26 and Lot 27 and thence in generally a northwesterly direction 194.0 feet, same being the common boundary line between Lot 26 and Lot 27 to an iron pin. Thence northeasterly 65 feet to a concrete marker. Thence southerly 204.85 feet to an iron pin and the point of beginning and containing .145 acres more or less.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 5129, Page 916, Register's Office for Davidson County, Tennessee.

JUN 14 CONV 41,672.20
JUN 14 S'TAX B* 108.42
JUN 14 PR'FEE B* .50
JUN 14 W'DEED B* 4.00 * 112.92

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand on this the 12 day of June, 1978.

Thomas S. Smithson
THOMAS S. SMITHSON

Delores Ann West Smithson
DOLORES ANN WEST SMITHSON

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named THOMAS S. SMITHSON AND WIFE, DELORES ANN WEST SMITHSON, 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 Hendersonville, Tennessee, this the 12 day of June, 1978.

Juanita S. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $ 41,112.20

Betty Lane
AFFIANT

Subscribed and sworn to before me, this the 14 day of June, 1978

Juanita S. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

FILED JUN 14 10 39 AM '78
FELIX Z. WORTHAM
DAVIDSON COUNTY, TENN.

E7 1015

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.