Prepared by: Charles Chuck Baker
Dupont 847-7643
Old Hickory, Tenn.

WARRENTY DEED

BOOK 5307 PAGE 173

FROM: WILLENE F. MASSA, A Widow

TO: CHARLES EDWARD RAY and
THOMAS EDWARD RAY, Jointly
Box 159
Whites Creek, Tennessee 37189

Address New Owner:

Send tax bills:
SAME

MAP 48, p/o Parcel 72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $15,000.

Willene F Massa
AFFIANT

Subscribed and sworn to before me, this 5th day of July, 1978.

Elizabeth H Bore
NOTARY PUBLIC

My Commission expires: November 17, 1979

For and in consideration of the sum of $10.00 and other good and valuable consideration, receipt of which is hereby achknowledged, I Willene F. Massa, a widow, have bargained and sold, and by these presents do transfer, and convey unto the said Charles Edward Ray and Thomas Edward Ray, Jointly and their heirs and assigns a certain tract of parcel of land in the 13th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 120.2 feet Northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 82 degrees 50 minutes East 264.8 feet to an iron pin; thence South 84 degrees 25 minutes East 625.0 feet to an oak tree; thence South 67 degrees 35 minutes West; 220.0 feet to a tree in a fence then South 34 degrees 46 minutes West 99.1 feet to an iron pin; thence South 13 degrees 38 minutes West 70.0 feet to a fence corner; thence North 86 degrees 16 minutes West 293.9 feet to an existing iron pipe; thence North 11 degrees 21 minutes West 177.6 feet to an existing iron pipe; then South 79 degrees 6 minutes West 261.7 feet to an railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 120.2 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November 15 1971.

Being part of the same property, conveyed to Jere L. Glaus, unmarried by deed from Claude McCool and wife, Mary Ruth McCool of record in Book 3922, Page 562, Register's Office for Davidson County, Tennessee, and part of the same property conveyed to Clay C. Massa and wife, Willene F. Massa by deed from Jere L. Glaus of record in Book 4596, Page 96, Registers Office for Davidson County, Tennessee.

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Beginning at a railroad spike in the center of Drakes Branch Road, said railroad spike being 247.2 feet northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, page 871, Register's Office for Davidson County, Tennessee; thence North 86 degrees 50 minutes East 570.5 feet to an iron pin; then North 7 degrees 21 minutes East 80.2 feet to an iron pin; then South 81 degrees 28 minutes East 284.5 feet to an iron pin; thence South 12 degrees 27 minutes East 226.5 feet to an oak tree; then North 84 degrees 25 minutes West 625.0 feet to a fence post; thence South 82 degrees 50 minutes West 264.8 feet to a railroad spike in the center of Drakes Branch Road; then northwestwardly in the center of Drakes Branch Road 127.0 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No 7., in the Division of the Drake Lands, as ofRecord in Minute Book "J" pages 396, and 397, County Court for Said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211, dated November 15, 1971.

Being part of the same property conveyed to Jere L. Glaus, unmarried, by deed from Claude McCool and wife Mary Ruth McCool of record in Book 3922, Page 562, Register 's Office for Davidson County, Tennessee, and part of the same property conveyed to Clay C. Massa and wife, Willene F. Massa, by deed from Jere L. Glaus of record in Book 4596, Page 96, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, dwelling, estate, title and interest thereto belonging to the said Charles Edward Ray and Thomas Edward Ray, jointly, their assigns and heirs forever.

This conveyance is subject to payment of 12,000 dollars puchase money plus interest in 78 payments of 200 dollars per month and a last payment of 80 dollars and 13 cents. If payments become three months in arrears, I, the grantor expressly reserve the option of declaring a default and if execised, all interests and title to said land will revert back to me, the grantor.

And, I do covenant with the said Charles Edward Ray and Thomas Edward Ray that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is uncumbered, except for 1978 taxes, which have been prorated and will be paid by the buyers.

And I, Willene F. Massa do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Charles Eward Ray and Thomas Edward Ray, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of July, 1978

Willene F. Massa
GRANTOR

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, a Notary Public in and for said County and State, the within named Willene F. Massa, a widow, the grantor, ~~with whom I am personally acquanted~~, and who acknowledged that she esecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of July, 1978.

Ernest H. Bare
NOTARY PUBLIC

My Commission expires: November 17, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PAGE 3 OF 3

FELIX Z. DAVIDSON REGISTER
JUL 5 11 00 AM '78
IDENTIF. REFERENCE
E7487.3

JUL-5-78	CONV	15,000.00			
JUL-5-78	MORT'G	12,000.00			
JUL-5-78	S'TAX		B*	39.00	
JUL-5-78	S'TAX		B*	10.00	
JUL-5-78	PR'FEE		B*	.50	
JUL-5-78	W'DEED		B*	6.00	* 55.50