WARRANTY DEED

BOOK 5315 PAGE 932

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Kenneth W. Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF July 78

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH W. ROSS, et ux (NAME)	MOLTON, ALLEN & WILLIAMS, INC. (NAME)	17
Route 3, Box 577 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	212
Union Hill Road Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	10D03270

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES R. BELL and wife, RAMONA S. BELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH W. ROSS and wife, DORIS A. ROSS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land located in the 10th Civil District of Davidson County, Tennessee, described as follows:

Being Tract No. 3 on the Plat of a Subdivision of the C. E. Spencer property of record in Plat Book 4595, Page 199, said Register's Office.

Said Tract No. 3 fronts 257 feet on the southeast margin of Union Hill Road and extends back 415.8 feet on the northeast line, and 415 feet on the southwest line to a line on the rear on which it measures 223 feet.

Being the same property conveyed to James R. Bell and wife, Ramona S. Bell by deed from C. E. Spencer and wife, Ola Mae Spencer of record in Book 4754, page 403, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Route 3, Box 577, Union Hill Rd, Goodlettsville, Tn
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of July, 19 78

James R. Bell
JAMES R. BELL

Ramona S. Bell
RAMONA S. BELL

BOOK 5315 PAGE 933

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 James R. Bell and Ramona S. Bell

the bargainor S, 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 Goodlettsville, Tennessee this 24th day of July, 19 78

Commission Expires October 28, 1978 Douglas R Berry Notary Public

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____ Notary Public

E 78844

IDENTIF. REFERENCE

JUL 26 8 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 26 78	CONV	34,000.00			
JUL 26 78	S'TAX		B*	88.40	
JUL 26 78	PR'FEE		B*	.50	
JUL 26 78	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM
JAMES R. BELL, et ux

TO
KENNETH W. ROSS, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Title of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York