TAXES ARE TO BE PAID BY:

Realty Mortgage, Inc.
Suite 250
2200 Century Pwy,N.E.,
Atlanta, GA 30345

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED
BY THE PARTIES, BY:
JERE N. McCULLOCH
ATTORNEY AT LAW
207 NORTH CUMBERLAND STREET
LEBANON, TENNESSEE 37087

Map 161-7 Parcel 104

D E E D

BOOK 5316 PAGE 87

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Two Hundred Fifty ($13,250.00) Dollars, cash in hand paid, and the assumption of the first mortgage indebtedness to Realty Mortgage, Inc., as recorded at Book 5096, page 225, Register's Office for Davidson County, Tennessee, (rerecorded at Book 5106, page 117), we, PHILLIP D. COPELAND and wife, NANCY S. COPELAND, have this day bargained and sold, and by these presents do hereby transfer and convey unto FRANK HENRY and wife, BARBARA J. HENRY, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 26 of McMurray Woods Addition, Section I, as shown on the plan of record at Book 4675, pages 6-7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Phillip D. Copeland and wife, Nancy S. Copeland, by virtue of a deed from Dean Dail Freetly and wife, Mary Alice Freetly, as recorded at Book 5096, page 223, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Frank Henry and wife, Barbara J. Henry, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and

JUL 26 78 CONV 57,178.99
JUL 26 78 S'TAX B* 148.72
JUL 26 78 PR'FEE B* .50
JUL 26 78 W'DEED B* 4.00 * 153.22

Buyer
Frank Henry etux
5178 Wilson Dr.
Mount Juliet

lawful right to make this conveyance; that the same is free, clear and unencumbered except as stated hereinabove; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the restrictions of record in Book 4727, page 673, Register's Office for Davidson County, Tennessee.

Any and all escrow despoits with the said Realty Mortgage, Inc., shall be and are hereby conveyed to the Grantees at no cost.

A duplex, two family dwelling, is located upon the subject property; and any existing leases or rents are to be honored. The security deposit shall be transferred to Grantees.

Possession shall be given after a thirty (30) day notice with Grantors to pay rent in the amount of Two Hundred Sixty-five ($265.00) Dollars per month, beginning August 1, 1978.

WITNESS OUR SIGNATURES hereto this 25th day of July, 1978.

E 7 8 9 2 2.

IDENTIF. REFERENCE

JUL 26 10 44 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Phillip D. Copeland
PHILLIP D. COPELAND

Nancy S. Copeland
NANCY S. COPELAND

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Bargainors, Phillip D. Copeland and wife, Nancy S. Copeland, with whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 25th day of July, 1978.

Sandra C. Richardson
NOTARY PUBLIC

My commission expires: April 18, 1982

The actual consideration or value, whichever is greater for this transfer is $ 57,178.99

Frank Henry
AFFIANT

Sworn and subscribed to before me this 25th day of July, 1978

Sandra C. Richardson
NOTARY PUBLIC

My commission expires: April 18, 1982.