Map 79 P
Par. 36 a.e.

PREPARED BY:
ROBERT KOLARICH
CROSS & STILES
HOME FEDERAL TOWER
NASHVILLE, TN 37219

SEND TAX BILLS TO:

JANETTE PAGE
218 BONNARIDGE
HERMITAGE, TN

mail

BOOK 5368 PAGE 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create, WE, ILA D. PAGE, JR., and JANETTE ANN PAGE hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto SHELLEY I. STILES, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 265 on the Revised Plan of Hermitage Hills, Section II, as of record in Book 2900, page 112, Register's Office for said County,
>
> Said Lot No. 265 fronts 80.0 feet on the southwesterly margin of Bonnaridge Drive and runs back between lines measuring 143.0 feet on the northwesterly side and 144.0 feet on the southeasterly side, to a dead line in the rear, on which it measures 80.0 feet.
>
> Being the same property conveyed to Ila D. Page, Jr. and wife, Janette Ann Page, by deed from Winston Junior Forsythe and wife, Nellie Louise Forsythe, as of record in Book 4284, page 862, Register's Office for Davidson County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we the GRANTORS, ILA D. PAGE, JR., and JANETTE ANN PAGE, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express

purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto JANETTE ANN PAGE and JOHN DOUGLAS PAGE, as tenants in common, with JANETTE ANN PAGE and ILA D. PAGE, JR., to act as Trustees of the undivided 1/2 interest of JOHN DOUGLASS PAGE until he reaches the age of eighteen, heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20TH day of OCTOBER, 1978.

Ila D. Page Jr.

Janette Ann Page

TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority,

a Notary Public in and for said County and State, the within named Shelley Stiles and Janette Ann Page 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 Nashville, Tennessee, this the 20th day of October, 1978.

Susan N. Costello
NOTARY PUBLIC

My commission expires: 1-5-81

SUSAN N. COSTELLO · NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ila D. Page, Jr. the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at M'boro, Tennessee, this the 16th day of Sept., 1978.

Constance C. Dent
NOTARY PUBLIC

CONSTANCE C. DENT · NOTARY PUBLIC · RUTHERFORD COUNTY, TENN.

My commission expires: 2-4-80

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IDENTIF. REFERENCE

Nov 27 4 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 27 MISC B* 6.00 6.00