MAP:
PARCEL:

This Instrument Prepared from Information Furnished by the Parties by:
BOLIN & HOLT, Attorneys
U. S. 41 South
Smyrna, TN 37167

SEND TAX BILLS TO:

Jerry L. Maddux and Farra L. Maddux
Route #1, Pugh Road
Hermitage, TN 37076

Map 124
Par 18 Is

NAME AND ADDRESS OF NEW OWNER:

same as above

STATE OF TENNESSEE
DAVIDSON COUNTY

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FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged; and, other good and valuable consideration.

We, the undersigned, ROSCOE F. LENING and wife, MAMIE G. LENING, have bargained and sold and do hereby transfer and convey unto JERRY L. MADDUX and wife, FARRA L. MADDUX, their heirs and assigns, forever, that certain parcel of real estate situated in the 4th Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEGINNING at J. McKenney's southeast corner in J. W. Osment's north boundary line; thence East 55 poles to a stake in said Osment line; thence north with Thomas Baggerly's line to a stake; thence West 55 poles to a stake in J. McKenney's East boundary line; thence south to said McKenney's line, 40 poles to the beginning, containing 13 acres and 10 poles, more or less. Including but excluding therefrom a tract containing one acre conveyed to Jerry L. Maddux and wife, Farra L. Maddux, by deed of record in Deed Book 3341, page 109, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to the undersigned by deed of record in Deed Book 3074, page 25, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all zoning and subdivision regulations of the appropriate governmental body along with any easements and right-of-ways of public roads.

TO HAVE AND TO HOLD the said tract of parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their successors and assigns, forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above noted. The 1979 taxes will be prorated.

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 herein, their successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 2nd day of May, 1979.

F 27799

IDENTITY REFERENCE
MAY 4 1 57 PM '79
REGISTER'S OFFICE

Roscoe F. Lening
ROSCOE F. LENING

Mamie G. Lening
MAMIE G. LENING

STATE OF TENNESSEE]
Rutherford COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named ROSCOE F. LENING and wife, MAMIE G. LENING, the bargainors, with whom I am personally acquainted; and, who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 2nd day of May, 1979.

Kitty D. Brewer
Notary Public

My Commission Expires:
10-5-81

KITTY D. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 5,000.00
Roscoe F. Lening
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 19 79
Kitty D. Brewer NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-5-81

KITTY D. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50[illegible].00- CO
13.00 CO TX
.50 PROBE
4.00 WDEED
CHECK 17.50-
0773A05/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.27.79

IDENTIF. REFERENCE

MAY 4 4 57 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 681977