MAR 4
PAR 113

Send Tax Bills To

Ruby Fleming &
Ray Thompson
451 Timber Trail Rd
Goodlettsville, Tenn

This Instrument Prepared By

WALKER, RICHERT & GOODMAN
Attorneys at Law

THIS DEED OF CONVEYANCE executed and delivered by CHRISTINE THOMPSON, joined by her husband, J. H. THOMPSON, hereinafter called the Grantors, to RUBY FLEMING and RAY THOMPSON, as tenants in common, hereinafter called the Grantees;

BOOK 5796 PAGE 274

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, the Grantors have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantees, their heirs and assigns, an undivided one-half (½) interest each, in and to certain real property situate in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin in the Easterly margin of Riley Adcock Road, a corner with Robert Smith, the Northwest corner of this property; thence with line of said Smith as follows: South 79 deg. 45' East 630 feet to an iron pin; thence North 30 deg. East 220 feet to an iron pin; thence North 81 deg. 20' West 100 feet to an iron pin, a corner with Betty Darnell; thence with line of said Darnell North 9 deg. 30' East 286.5 feet to an iron pin in old fence line of R. G. Garrett; thence with old fence line of said Garrett as follows: South 82 deg. 45' East 288 feet to a marked beech tree; thence with furnished information South 29 deg. East 100 feet, South 13 deg. East 95 feet to an iron pin in a branch; South 21 deg. West 50 feet, South 14 deg. West 100 feet and South 8 deg. 45' West 80.8 feet to an iron post in branch, a corner with Millard C. Adcock; thence with line of said Adcock as follows: South 59 deg. 15' West 414.5 feet to an iron pin; thence South 80 deg. West 25.7 feet to an iron post; North 85 deg. 50' West 200 feet to an iron pin; South 85 deg. 45' West 100 feet to an iron pin; North 86 deg. West 225 feet to an iron pin; North 68 deg. 15' West 206.5 feet to an iron pin in the easterly margin of Riley Adcock Road, same being in center of old roadbed; thence with said margin line North 29 deg. 15' East 210 feet to the beginning, containing 7.5 acres, more or less, after survey by F. E. Head, Surveyor, on April 15, 1978, and being the same property

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as that conveyed to Christine Thompson, by deed from Millard C. Adcock, Executor of the Estate of Annie B. Adcock, dated May 30, 1978, and appearing of record in Deed Book 5299, Page 419, Register's Office for Davidson County, Tennessee. Grantors further convey to the Grantees, heirs and assigns, a 16 foot driveway on other land of the Grantor alongside the Southerly margin of the land herein conveyed.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs and assigns, forever.

The Grantors covenant with the Grantees, heirs and assigns, that they are lawfully seized and possessed of said property, have a good and perfect right to convey same, and that said property is unencumbered, except as hereinafter set forth and described.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

OF THE CONSIDERATION AFORESAID, the Grantees herein assume and agree to pay the present unpaid balance of a certain promissory note executed by the Grantor, CHRISTINE THOMPSON, made payable to the order of MILLARD C. ADCOCK, in the original principal amount of TWELVE THOUSAND TWO HUNDRED FIFTY DOLLARS ($12,250.00), dated May 30, 1978, subject to the terms and conditions of said note and secured by a Vendor's Lien contained in a Deed from Millard C. Adcock, Executor of the Estate of Annie B. Adcock, to Christine Thompson, appearing of record in Deed Book 5299, Page 419, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures, this the 23 day of Aug, 1979.

Christine Thompson
CHRISTINE THOMPSON

J. H. Thompson
J. H. THOMPSON

G60487

FEE PAID
IDENTIF. REFERENCE

SEP 18 9 56 AM '81

FILED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

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 CHRISTINE THOMPSON, joined by her husband, J. H. THOMPSON, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Deed Instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 13 day of August, 1979.

O. W. WILLIAMS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TN.

O. W. Williams, Jr.
NOTARY PUBLIC

My commission expires O. W. WILLIAMS, JR., Notary Public
State of Tennessee at Large
My Commission Expires 7-18-82

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STATE OF TENNESSEE)

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 15,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ruby M. Fleming
AFFIANT

SUBSCRIBED and SWORN to before me, this the 18th day of August 1979.

W. Williams
~~NOTARY PUBLIC~~ or REGISTER - Dep

~~My commission expires~~ _____

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

RECEIVED OF _____

FOR _____ BOOK 5796 PAGE 277

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	48.50-
		8750A09/18/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

SEP 18 9 56 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844219