Map 145-3
Par. 53 &c

WHEREAS, the parties hereto are the owners of the hereinafter described property as tenants by the entireties by virtue of a deed dated February 3, 1969, from Marian Moore Hailey, of record in Book 4310, Pages 543-551, Register's Office of Davidson County, Tennessee; and,

WHEREAS, it is the desire of the grantor herein to convey all of his right, title, claim and interest in and to the hereinafter described property to the grantee, and thereby vest her individually with a fee simple title to said property; and,

WHEREAS, this conveyance is made in accordance with and pursuant to Section 64-110 of Tennessee Code Annotated.

NOW, THEREFORE, for and in consideration of the premises and the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JOSEPH A. HAILEY, do by these presents hereby grant, transfer and convey unto MARIAN MOORE HAILEY, her heirs and assigns, the following described property, lying and being in DAVIDSON COUNTY, TENNESSEE, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Seventh Addition of Lealand Manor, as of record in Book 2083, page 24, Register's Office for said County. Said lot fronts 187.2 feet on the east side of Granny White Pike and runs back 226.2 feet on the north line and 457.5 feet on the south line, to a dead line in the rear on which it measures 299.3 feet.
>
> Being the same property conveyed to Joseph A. Hailey and wife, Marian Moore Hailey, by virtue of a deed dated February 3, 1969, from Marian Moore Hailey, of record in Book 4310, Pages 543-551, Register's Office, Davidson County, Tennessee. (Document Identification Reference Number A30612) (said deed being for the purpose of creating an estate by the entireties between Joseph A. Hailey and Marian Moore Hailey). Being the same property conveyed to Marian Moore Hailey by Trustee's Deed recorded simultaneously with the above-mentioned deed in Book 4310, Pages 543-551, Register's Office, Davidson County, Tennessee. Also see deed from M. L. Maxwell and wife to Francis Joseph Koch and Frank L. Downey, Special Trustees under the Will of Agnes C. Moore, of record in Book 2637, Page 5, Register's Office for Davidson County, Tennessee.

SEND TAX BILLS TO:

Marian Moore Hailey
Name
500 Granny White
St. Address
Nashville Tenn. 37220
City, State & Zip

This Instrument Prepared By
Bean & Colvard, Attys.
201 South Thurman Ave. Cross ville, Tenn.

To have and to hold unto the above named grantee, her heirs and assigns, in fee simple, forever. BOOK 6313 PAGE 494

It is the express intention of the said Joseph A. Hailey, grantor herein, that this deed herein shall convey unto Marian Moore Hailey, her heirs and assigns, a full and complete fee simple title, and the said Joseph A. Hailey conveys and releases any and all right, title, claim and interest which he may have in said property, including but not limited to his right of survivorship, and any dower or homestead interest he may have arising out of his marriage with the grantee herein named, and this deed was executed by said grantor fully realizing its consequences, and was done so without any fraud, collusion or undue influence on the part of anyone whomsoever.

I, Joseph A. Hailey, covenant with the grantee herein named, her heirs and assigns, that I am lawfully seized and possessed of said land and have a good and lawful right to convey the same, that it is free and unencumbered; and, that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and I bind my heirs, assigns and representatives by the above covenants.

Witness my hand and signature on this the 12 day of JUNE, 1984.

Joseph A. Hailey
JOSEPH A. HAILEY

RUSH

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IDENTIF. REFERENCE

JUN 12 10 29 AM '84

FELIX [illegible] DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF ~~CUMBERLAND~~ DAVIDSON)

BOOK 6313 PAGE 495

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph A. Hailey, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my signature and seal of office this the 12th day of June, 1984.

Kathleen M. Morgan
Notary Public

My commission expires: January 18, 1986