RUBY RENEAU DARROW, WIDOW

TO: DEED

HARRY E. DARROW, JR., ET UX

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Map 148-13
Par. 163

THIS DEED OF REALTY, executed as of the 16th day of July 1985, at Clarksville, Tennessee, by Grantor, RUBY RENEAU DARROW, WIDOW, to Grantees, HARRY E. DARROW, JR., and wife, MARY R. DARROW, Witnesseth:

That for the love and affection that the Grantor has for the Grantees, who are the Grantor's son and daughter-in-law, the Grantor does hereby transfer and convey, and bargain and sell, unto the Grantees, and to their heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

BEING Lot No. 74 on the Map of Fairlane Park, as of record in Book 2331, Page 108, in the Register's Office for said County.

Said Lot No. 74 fronts 97 feet on the northwesterly side of Packard Drive and runs back 157 feet on the northeasterly line and 140.2 feet on the southwesterly line to a dead line in the rear, measuring 119 feet.

This is the same realty conveyed to Harry E. Darrow and wife, Rubie L. Darrow, by deed of record in Book 2594, Page 611, in the Register's Office for Davidson County, Tennessee. The said Harry E. Darrow is now deceased, and the Grantor herein is vested with title by virtue of being the surviving tenant by the entirety. The said Rubie L. Darrow is one and the same as Ruby Reneau Darrow.

That the Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty, and that the same is unencumbered except for 1985 taxes, which will be prorated and assumed by the Grantees, and utility and drainage easements, building setback lines and all other matters shown in Book 2331, Page 108, and (2) will forever warrant and defend the title unto the Grantees, and to their heirs and assigns against all lawful claims; subject

Prepared by John R. Brice
of Daniel, Hall, Batson & Nolan
121 S. 3rd. St., Clarksville, Tennessee

however, to restrictive covenants of record in Book 2498, Page 571, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made;

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IN WITNESS WHEREOF, the Grantor has executed this deed as of the date and place written first herein.

Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY RENEAU DARROW, WIDOW, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand, at office, this the 18th day of July, 1985.

My commission expires: My Commission Expires Jan. 19, 1988

Notary Public

Property Address:

Owner &
Mail Tax Statements To:
Mary E. Darrow Jr.
Rt. 1, Box 245
Adams, Tn. 37010

J22109

JRB/smd

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 19 2 28 PM '85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,666
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19th DAY OF July, 1985
Deputy Register

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

356[illegible].00- CAPT.
92.50 COTAX-
.50 PRFE
6.00 WDEED
CHECK 99.00-
9454A07/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J22109

IDENTIF. REFERENCE T

JUL 19 2 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155610