Maj

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

BOOK 10328 PG 783

ADDRESS NEW OWNER:
John T. Kizer, Ruth Kizer, & John T. Kizer, Jr.
307 Fannin Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 18 Gp 12
PARCEL 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Glair C. Mullins and wife, Joyce Mullins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John T. Kizer, Ruth Kizer, & John T. Kizer, Jr., hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Manasker Heights, Section II, of record in Book 3106, page 16, Register's Office for said County.

Said Lot No. 35 fronts 90 feet on the westerly side of Fannin Drive and runs back 270.75 feet on the northerly line and 275.7 feet on the southerly line to a deadline in the rear measuring 116.6 feet thereon.

Being the same property conveyed to Glair C. Mullins and wife Stella Mullins , by deed from G & S Homebuilders, Inc. of record in Book 3309, Page 309, Register's Office for Davidson County, Tennessee. Stella Mullins has since deceased.

Joyce Mullins herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3219, Page 579, said Register's Office.

This conveyance is subject to minimum building setback lines and public utilities easement, of record in Plat Book 3106, Page 16, said Register's Office.

This is improved property known as 307 Fannin Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Kizer, Ruth Kizer, & John T. Kizer, Jr., their heirs and assigns, forever; and we, Glair C. Mullins and wife, Joyce Mullins do covenant with the said

Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 21st day of January, 1997.

Glair C. Mullins

Glair C. Mullins

Joyce Mullins

Joyce Mullins

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glair C. Mullins and wife, Joyce Mullins the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 21st day of January, 1997.

Laconya L. Vaden

NOTARY PUBLIC

My Commission Expires:

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this conveyance is $ 75,000.00.

John T Kyle

AFFIANT

Subscribed and sworn to before me this 21st day of January, 1997.

Laconya L. Vaden

NOTARY PUBLIC

My Commission Expires:

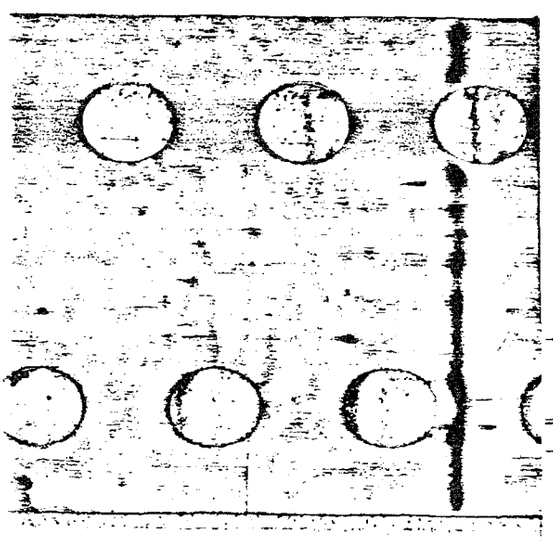
LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

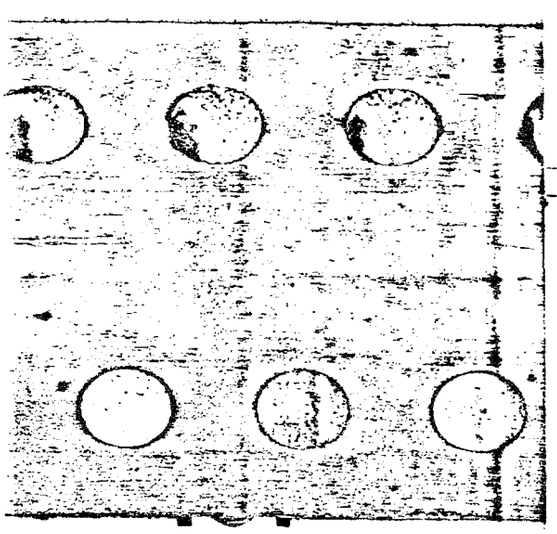
My Commission Expires: 7-25-98

0266831 IDENTIF. ↑ REFERENCE

97 JAN 24 PM 2:11 DAVIDSON COUNTY, TN.

7665 01/24 0101 03CHECK 286.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10328 PG 785

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
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			01/24/97 01	14:16 0001 7685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266831

IDENTIF. # REFERENCE

97 JAN 24 PM 2:11

REGISTER

DAVIDSON COUNTY, TN.

No. 1110161