MAP/PARCEL NUMBERS
4 D 42005

THIS INSTRUMENT PREPARED BY
BELLAR & BELLAR, ATTORNEYS
CARTHAGE, TENNESSEE 37030

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged; I, **MARIE T. MAYHUGH,** have this day bargained and sold and by these presents do hereby transfer and convey unto **WALTER O. TYREE and wife, ELIZABETH L. TYREE, their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

> BEING Lot No. 119 on the Plan of Village of Old Hickory, Section A, as of record in Book 1424, Page 68, Register's Office for said county.
>
> Said Lot No. 119 fronts 57 feet on the easterly side of Hadley Avenue and extends back 106 feet on the northerly line and 105.9 feet on the southerly line, to a line in the rear on which it measures 57 feet.
>
> AND BEING the same property conveyed to James E. Mayhugh and wife, Marie T. Mayhugh, by deed from Thelma Joyner Allison dated October 28, 1969 of record in Deed Book 4375, Page 732, Register's Office, Davidson County, Tennessee. James E. Mayhugh is deceased and Marie T. Mayhugh owns this property by right of survivorship.

TO HAVE AND TO HOLD said tract of land with appurtenances, estate, title and interest thereto belonging to the said **WALTER O. TYREE and wife, ELIZABETH L. TYREE, their heirs and assigns,** forever.

I covenant with the Grantees that I am lawfully seized and possessed of said tract of land in fee simple; that I have a good and lawful right to convey it and that the same is unencumbered, except subject to easement shown on Plan of record in Book 1424, Page 58, Register's Office, Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said tract of land to the said **WALTER O. TYREE and wife, ELIZABETH L. TYREE, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/30/03 11:01 2pgs
Fees:13.00 Taxes:244.20
20031030-0159772

Grantor to give grantees immediate possession.

The 2002 property taxes to be prorated.

Grantees to assume the 2003 property taxes.

WITNESS our signatures, this the 15th day of September, 2002.

Marie Mayhugh
MARIE T. MAYHUGH

STATE OF TENNESSEE
COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor, **MARIE T. MAYHUGH,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this the 15th day of September, 2002.

Lavelia Baumgardner
Notary Public

NOTARY PUBLIC AT LARGE SMITH COUNTY, TN

My Commission Expires: 5-15-06

Send 2002 property tax notice to: WALTER O. TYREE, et ux
5015 Bonnahill Dr.
Hermitage, TENN 37076

STATE OF TENNESSEE
COUNTY OF Smith

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60000, which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

Walter O. Tyree
Affiant

JUDY C. McLAIN, SMITH COUNTY, NOTARY PUBLIC

Sworn and subscribed to before me this the 3rd day of October, 2002.

Judy C McLain
Notary Public

My Commission Expires: 1-11-05