328503

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Form No. WD-1

IDENTIF. REFERENCE

AUG 27 1 56 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$29,450.00

James A. Gust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1971

Harold Reeves
Notary Public Harold Reeves

MY COMMISSION EXPIRES: 11/12/72
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — NAME
480 James Robertson Pkwy. Nashville, Tennessee 37219 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Gust Et ux (NAME)	Thomas & Hill, Incorporated (NAME)	Map 75-4
525 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Pcl. 97
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Zack R. Cheek Et ux Emelyn T. Cheek d/b/a Viking Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Gust Et ux Karen H. Gust

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:

BEING Lot No. 331 on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 331 fronts on the easterly side of Frankfort Drive 95.0 feet and runs back 141.56 feet on the North side line and 145.02 feet on the South side line and measures 99.92 feet across the rear line.

BEING the same property conveyed to Zack R. Cheek Et ux Emelyn T. Cheek by deed from Miller Kimbrough, Trustee, of record in Book 4491, Page 548, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 4367, Page 936, Register's Office for Davidson County, Tennessee.

AUG27F	CONV	29,450.00				
AUG27FS'TAX			A*	76.44		
AUG27FPR'FEE			A*	.50		
AUG27F	W'DEED		A*	4.00	*	80.94

This is improved (X) unimproved ( ) property, known as 525 Frankfort Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of August, 19 71

Zack R. Cheek

Emelyn T. Cheek

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zack R. Cheek Et ux Emelyn T. Cheek d/b/a VIKING HOMES

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 19 71

Commission expires 11/12/72

Notary Public

STATE OF TENNESSEE
Davidson County

Harold Reeves

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ZACK R. CHEEK ET UX EMELYN

T. CHEEK d/b/a Viking Homes

TO

JAMES A. GUST ET UX KAREN H. GUST

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219