Prepared by: Stephen L. Edwards
Plaza Professional Bldg.
Madison, Tennessee 37115

# WARRANTY DEED

BOOK 3574 PAGE 426

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Joe Don Hearn (NAME) | SAME (NAME) | Map 41-13 Par. 49 |
| 1001 Anita Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100----------($10.00)------ Dollars,

Cash in hand paid by the Grantee, the receipt of which is hereby acknowledged by the Grantors, and for further consideration the Grantee hereby assumes and agrees to pay a promissory note executed by the Grantors and payable to Old Hickory Employer's Credit Union, the balance owing on which is $ , calculated as of , which note is secured by a Deed of Trust recorded in Book 4214, page 458, Register's Office for Davidson County, Tennessee.

We, CLARENCE WAYNE MANN et ux, JACKIE SUE MANN,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

JOE DON HEARN, an unmarried man

his *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 22 on the Map of Knoll Subdivision, as of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the northeasterly margin of Anita Drive, common corner of Lots Nos. 21 and 22; thence northeasterly with the line between said two lots, 210 feet to the southwesterly line of Lot No. 23; thence with the line between Lots Nos. 22 and 23, northwesterly 120 feet to the southeasterly margin of Claudia Drive; thence with the margin of said Drive southwesterly 185 feet to a point; thence around a curve southerly 39.27 feet to a point in the northeasterly margin of Anita Drive; thence with the margin of said Drive southeasterly 95 feet to the point of beginning.
BEING the same property conveyed to Clarence Wayne Mann et ux Jackie Sue Mann, by deed from Anita Cowley Patton Blankenship (formerly Anita Cowley Patton) et vir David Webb Blankenship, of record in Book 4214, page 456, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to a ten-foot public utilities easement, 30-foot minimum building set-back line from Claudia Drive and from Anita Drive and conditions of owners certificate as shown on plan of record in Book 2330, page 94, Register's Office of said County and to restrictive covenants contained in instrument dated September 26, 1956 of record in Book 2595, page 523, Register's Office of said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,700

Subscribed and sworn to before me, this the 20th day of JANUARY 1972

Clarence Wayne Mann
Affiant

My commission expires: 1-30-74 (Affix Seal)

D. J. Brewer
Notary Public

X

This is unimproved ( ) improved (X) property, known as 1001 Anita Drive Old Hickory, Tennessee 37138
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

JOE DON HEARN,

his *(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOE DON HEARN, his

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 20th day of January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence Wayne Mann

Jackie Sue Mann

K 4574

BOOK 4574 PAGE 427

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* D. J. BREWER, *a Notary Public in and for said County and State,* Clarence Wayne Mann and wife Jackie Sue Mann and Joe Don Hearn *the within named 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* OLD HICKORY, *this* 20th *day of* JANUARY, *19* 72

D. J. Brewer
Notary Public

*Commission expires* 1-30-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| FEB-7[illegible] | CONV | 16,700.00 | | | | |
| FEB-7[illegible] | S'TAX | | A* | 43.42 | | |
| FEB-7[illegible] | PR'FEE | | A* | .50 | | |
| FEB-7[illegible] | W'DEED | | A* | 4.00 | * | 47.92 |

**WARRANTY DEED**

FROM
Clarence Wayne Mann et ux Jackie Sue Mann, Grantors

TO
Joe Don Hearn, an unmarried man, Grantee

B 47502

IDENTIF. REFERENCE

FEB 7 8 46 AM '72

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Old Hickory Employees Credit Union
Old Hickory, Tennessee