BOOK 4640 PAGE 850

123
52
pm

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100,($10.00) Dollars cash in hand paid by Lonnie J. Hunter and wife, Charlene E. Hunter, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maggie Mai Parham, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Lonnie J. Hunter and wife, Charlene E. Hunter, their heirs and assigns, the following described real property:

A tract of land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described as follows:
Beginning in the south line of the A. L. Thompkins or J. L. Cook Tract of land at the northeast corner of 15-¼ acres of land conveyed by E. A. Headen to Willie Ward by deed of record in Book No. 347, page 624, Register's Office for said County; thence south 48 poles; thence easterly 50.84 poles more or less, to the southeast corner of said 15-½ acre tract; thence northerly 20 poles, more or less, to the southwest corner of said Ward's Sullivan tract; thence with the south line of said Sullivan Tract, south 87-½° east 72 poles; thence north 4° east 18.8 poles; thence south 87-½° east 17 poles to John Boyd's west line; thence north 4° east 99.2 poles to two ash and elm, the northeast corner of the Old Sullivan Tract; thence with the north line of said tract north 87° west 89 poles; thence south 4° west 118 poles to a hickory and ironwood, the northeast corner of said 15-½ acre tract; thence west 50.84 poles to the beginning, containing 78 acres, and 142 poles be the same more or less.
Included within said boundaries above set out but excluded from this deed all land lying south and west of Baker's Road, a County Road, the number of acres herein conveyed to the above nentioned Paul C. Parham and wife,Maggie Mai Parham is by estimate approximately thirty-three (33) and is a part of the same property conveyed to Alma Hill by deed from Thos. H. Warren, Trustee, of record in Book 928, page 738, Register's Office for Davidson County, Tennessee, it being understood and agreed that the land excluded from that hereinabove described or the original tract is that part which was conveyed to J. Eagan by deed from Alma Hill of record in Book 919, page 322, Register's Office for Davidson County, Tennessee.
Also included but excluded herefrom is that part of the property conveyed to Robert C. Hawks and wife, by deed from Paul C. Parham and wife, of record in Book 3101, page 362, as follows:
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey thereof by R. B. Butler, Surveyor, dated July 15, 1960, as follows:
Beginning at the northwest corner of the land herein conveyed on an iron pipe in McMennaway's east line and running South 4° 15' west 285 feet to a stake; thence south 69° 30' east 197.4 feet to a point on the center line of Bakers Grove Road; thence on said center line south 62° 15' east 532.3 feet; thence leaving the road, north 4° 00' east 331 feet to an iron pin; thence north 66° 38' west 719.8 feet to the beginning, containing 4.78 acres, more or less.
Also included but excluded herefrom is that part of the property conveyed to James C. Gleaves and wife, by deed from Paul C. Parham and wife, as of record in Book 3343, page 60, as follows:
A certain tract of land in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by R. B. Butler, Surveyor, dated July 15, 1960, as follows:
Bounded on the north, east and west by the remaining lands of Parham, and south by Bakers Grove Road, Beginning at the northwest corner of this tract on an iron pipe and running south 4° 00' west

331.0 feet to a point on the center line of Bakers Grove Road; thence on said center line south 62° 15' east 265.0 feet to a point; thence leaving the road north 4° 00' east 368.0 feet to an iron pin; thence north 66° 38' west 255.0 feet to the beginning and containing 1.80 acres, more or less.
Being part of the property conveyed to Paul C. Parham and wife, Maggie Mai Parham, by deed from Alma Hill, as of record in Book 879, page 241, said Register's Office, the said Paul C. Parham having since died.

To have and to hold the said tract or parcel of land, with the appurtenances,,estate, title and interest thereto belonging to the said Lonnie J. Hunter and wife, Charlene E. Hunter, their heirs and assigns, forever. And I do covenant with the said Lonnie J. Hunter and wife, Charlene E. Hunter that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie J. Hunter and wife, Charlene E. Hunter, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of Sept, 1972.

x Maggie Mai Parham

State of Tennessee
Davidson County

Personally appeared before me, W. H. Tippit Jr., a Notary Public in and for said County and State, the within named Maggie Mai Parham, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of Sept, 1972.

Comm. Exp. 7-5-73 W. H. Tippit Jr.

W. H. TIPPIT, JR. NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
Davidson County

The actual consideration or fair market value, whichever is greater, for this transfer is $18,000.00.

Lonnie J. Hunter

Subscribed and sworn to before me this 8th day of SEPT., 1972.

Comm. Exp. 1-30-74 D. J. Brewer
Notary Public

D. J. BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 4640 PAGE 852

This instrument was prepared by Henry K. Buckner, Jr., Attorney, Post Office Box 15101, Nashville, Tennessee 37215.

The herein described property bears parcel No. 4D-20800.

The mailing address of the new owners is: RT. #1 BAKER'S GROVE RD., HERMITAGE, TENN. 37076.

Tax bills should be sent to: SAME

SEP 26 72	CONV	18,000.00			
SEP 26 72	S'TAX		A* 46.80		
SEP 26 72	PR'FEE		A* .50		
SEP 26 72	W'DEED		A* 6.00	*	53.30

State Tax $ 46.80
Fee $ .50
Recording Fee $ 6.00
Total $ 53.30
Recpt. No. $

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

Filed for record _____ 19___
at _____ O'clock M.
Noted In Note Book ____ Page # ____
Recorded In ____ Book # ____ Page # ____
in the Register's Office, for
Wilson County, Tennessee.
On this ____ day of _____ 19____
_____ Register
By _____ _____ Dep. Reg

B 7 4 8 5

T
IDENTIF. REFERENCE

SEP 26 1 25 PM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.