B97095

BOOK 4686 PAGE 360

FORM NO. WD-1

IDENTIF. REFERENCE

MAR 6 8 59 AM '73 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Mail Back To JOHN C. DOAK 2525 Lebanon Road Nashville, Tenn. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

X Fred R. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1973.

Helen T. Hinton
Notary Public

MY COMMISSION EXPIRES: 11 MARCH 75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Lon F. West (NAME) 1008 Hickory Hollow Road (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred R. Holt et ux, (NAME)	(NAME)	Map 110
3001 Alvin Sperry Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. p/o 80.2
Hermitage Tenn (CITY) (STATE) (P. O. ZIP)	(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, Luther Stirl Pyburn and wife, Etta Mae Pyburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred R. Holt and wife, Mary A. Holt

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 tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows from a copy of a survey made by James H. Zeigler, Engineer, on October 31, 1971.

Beginning at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright; thence South 50°00' West, with U. S. Government Take Line, 111.00 feet to an iron pin; thence South 41°08' West with said U. S. Government Take, Line 49.0 feet to an iron pin; thence South 83°15' West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin; thence South 90°00 due East, with the line of Bright 375 feet to the point of beginning, and containing 0.86 acre more or less.

Being part of the same property conveyed to Luther Stirl Pyburn and wife, Etta Mae Pyburn by deed from Floyd R. Marlin and wife, Katherine Marlin, of record in Book 3812, Page 29, R. O. D. C., Tennessee.

1973 Taxes to be paid by seller.

Seller conveys equal well rights to Buyer and Buyer agrees to share expenses of well operation.

This is (unimproved ( ) / improved (X)) property, known as Rt. #2 Alvin Sperry Road (House Number) (Street) Hermitage (P. O. Address) Tennessee (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 28th+- day of February, 1973

Luther Stirl Pyburn: Luther Stirl Pyburn

Etta Mae Pyburn: Etta Mae Pyburn

Please Mail Back To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 4686 PAGE 361

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther Stirl Pyburn and wife, Etta Mae Pyburn

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 28th day of February, 1973

Commission expires 11 August 1975. Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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 Luther Stirl Pyburn et ux,
Etta Mae Pyburn

TO Fred R. Holt et ux,
Mary A. Holt

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-6?	CONV	12,000.00			
MAR-6?	S'TAX		A*	31.20	
MAR-6?	PR'FEE		A*	.50	
MAR-6?	W'DEED		A*	4.00	* 35.70

[illegible]