PREPARED BY
JAMES O. BOND
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

Address New Owners as Follows:
Edward Lee Hunley, Jr., et ux
123 Jacksonian Drive
Hermitage, Tennessee

Mail Tax Bill To:
Emigrant Savings Bank
Box 141
New York, New York 10008

Map Parcel No.:
4D 31436
Map 74-4
Par. 12

WARRANTY DEED

BOOK 4783 PAGE 122

FOR AND IN CONSIDERATION OF THE SUM OF ELEVEN THOUSAND AND NO/100 DOLLARS ($11,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of a mortgage owing United Mortgagee Servicing Corporation, as hereinafter set out, We, Donald D. McCoin and wife, Elaine S. McCoin, have this day bargained and sold and do hereby bargain, sell, transfer and convey unto Edward Lee Hunley, Jr., and wife, Shirley Dianne Hunley, as tenants by the entirety, their heirs and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1047 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot 1047 fronts 82.26 feet on the easterly margin of Jacksonian Drive and extends back 167.67 feet on the northerly line and 171.5 feet on the southerly line to a dead line in the rear on which it measures 82.49 feet.

Being the same property conveyed to Donald D. McCoin and wife, Elaine S. McCoin, by deed from Joe D. Blankenship, et ux, dated August 27, 1968, and of record in Deed Book 4264, Page 431, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record in the Register's Office for Wilson County, Tennessee.

The above described property is encumbered by a Deed of Trust in favor of United Mortgage Servicing Corporation in the approximate amount of $13,130.51, as evidenced by a Deed of Trust of record in Book 3955, page 882, in the Register's Office for Davidson County, Tennessee. It is a further part of this consideration for this conveyance that the Grantees hereby assume and agree to pay said indebtedness in accordance with the terms of said Deed of Trust.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Edward Lee Hunley, Jr., and wife, Shirley Dianne Hunley, their heirs and assigns, in fee simple forever.

We covenant with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered, except for the indebtedness herein assumed; and that we will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Two air-conditioners and stove to remain with house and become the property of the Grantees.

The Grantor's hereby transfer the escrow account to the Grantees, and if there is a charge for the transfer of the account the Grantees will pay same. The Grantors are cancelling their Home-owner's Insurance and the Grantees are to acquire their own insurance.

WITNESS our hands this the 24th day of January, 1974.

Donald D. McCoin

Elaine S. McCoin

C 3 9 6 9 7

JAN 24 2 34 PM '74
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
FOR REFERENCE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named Bargainors, Donald D. McCoin and wife, Elaine S. McCoin, with each of whom I am personally acquainted and who each acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 24th day of January, 1974.

NOTARY PUBLIC

My commission expires: 1-26-76

STATE OF TENNESSEE

COUNTY OF Davidson

24,130.51

JAN24	CONV			
JAN24	S'TAX	A*	62.66	
JAN24	PR'FEE	A*	.50	
JAN24	WDEED	A*	4.00	* 67.16

The actual consideration or value whichever is greater, for this transfer is $24,130.51. Subscribed and sworn to before me, this the 24th day of January, 1974.

AFFIANT

Shirley Dianne Hunley

NOTARY PUBLIC AT LARGE

My commission expires: 1-26-76