BOOK 1830 PAGE 357

WARRANTY DEED

This Instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Charles R. McCoy	- Same -	102-38080
(NAME)	(NAME)	
2314 Spring Branch Rd		34-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN.		106
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - - - THIRTY SEVEN THOUSAND - AND NO/00 - - - - - - - - - - Dollars,

cash in hand paid, the receipt of which is hereby acknowledged.

ALBERT M. HUGHES AND WIFE, LILLA MAI HUGHES, hereinafter called Grantors,

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

CHARLES R. MCCOY AND WIFE, SUSAN B. MCCOY, as tenants by the entirety, hereinafter called the Grantees,

(successors), heirs and assigns,

certain real estate in DAVIDSON County, Tennessee, as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, Located on the north side of Alta Loma Drive, about 600 feet west of Gallatin Road, on the corner of Alta Loma Drive and Crestview Drive. Being part of Maurice E. Litton 2 acre tract, being Lots 5 and 6 of Lot 12 on the Map of the Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, R.O.D.C., Tennessee, according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, Jan. 28th, 1952.

Beginning at a point in the center of Alta Loma Drive running South 64 deg. E. 75 feet; thence North 16 deg. 45' E. 393 feet to McHenry property; thence N. 63 deg. W. 100 feet (with McHenry property) to center of Crestview Drive; thence S. 13 deg. West 400 feet to the point of beginning, containing .78 acre, according to survey made by C. J. Carney, Surveyor, on Nov. 8th, 1961.

BEING the same property conveyed to ALBERT M. HUGHES, ET UX, by deed from MAURICE E. LITTON, ET UX, as of record in Book 3312, Page 215, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of June, 19 74

Albert M. Hughes
(ALBERT M. HUGHES)

Lilla Mai Hughes
(LILLA MAI HUGHES)

Andrew D. Tanner, Jackson, Tanner & Reynolds,

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STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, THE UNDERSIGNED *a Notary Public in and for said County and State,* ALBERT M. HUGHES AND WIFE, LILLA MAI HUGHES

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 HENDERSONVILLE *Tennessee, this* 27th *day of* June, *19* 74.

Carl H Oldham *Notary Public*

Commission expires 1-16-77

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $37,000.00

Subscribed and sworn to before me, this the 27th day of June, 1974

Dallas R. Smith
Affiant

My commission expires: 1-16-77
(Affix Seal)

Carl H Oldham
Notary Public

JUL-1 74 CONV 37,000.00
JUL-1 74 S'TAX A* 96.20
JUL-1 74 PR'FEE A* .50
~~JUL-1 74 W'DEED A* .00~~
JUL-1 74 W'DEED A* 4.00 * 100.70

WARRANTY DEED

FROM

ALBERT M. HUGHES, ET UX

TO

MR. CHARLES R. MCCOY, ET UX

C 6 1 2 1 5

IDENTIF. REFERENCE

Jul 1 12 10 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989