WARRANTY DEED

BOOK 4832 PAGE 395

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Charles R. McCoy	Same	100-38070
(NAME)	(NAME)	
2314 Spring Branch Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------THIRTY FIVE THOUSAND.....

----------AND NO/00---------- *Dollars,*

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

WE, HELEN LITTON HUGHES, BASCOM M. LITTON, CLAUDE RAY CROWE, and ALBERT MAURICE HUGHES, hereinafter called Grantors,

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

CHARLES R. MC COY AND WIFE, SUSAN B. MC COY, as tenants by the entirety, hereinafter called Grantee.

(successors), heirs and assigns,

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

BEING Part of Lot No. 12 on the Map of the Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, register's Office for said County and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 28, 1952, as follows:

BEGINNING at the intersection of the center lines of Crestview Drive and Alta Loma Drive; thence with the center line of Crestview Drive northerly 400 feet to a point thence easterly 270 feet to the corner of Lots 4 and 5; thence with the line between said lots southerly 385.1 feet to the center line of Alta Loma Drive; thence with the center line of same westerly 184.5 feet to the point of beginning.

BEING the same property conveyed to Maurice E, Litton and wife, Nellie C. Litton by deed of record in Book 2961, Page 427, said Register's Office. The said Nellie C.Litton having predeceased Maurice E. Litton. Maurice E. Litton having died testate in Davidson County, Tennessee. In his Last Will and Testament duly admitted to probate in the Probate Court of Davidson County, Tennessee, said real estate was bequeath to the grantors herein-before named in equal shares.

Albert Maurice Hughes as Executor of the estate of Maurice M Litton joins in this conveyance for the purpose of conveying any interest in said property as a result of his duties and responsibilities as executor.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFROM is a tract or property described in Deed 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

Helen Litton Hughes
(HELEN LITTON HUGHES)

Bascom M. Litton
(BASCOM M. LITTON)

Claude Ray Crowe
(CLAUDE RAY CROWE)

Albert Maurice Hughes
(ALBERT MAURICE HUGHES)

Albert M. Hughes Executor
(ALBERT M. HUGHES, EXECUTOR

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STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, Carl H. Oldham, *a Notary Public in and for said County and State,* Helen Litton Hughes, Claude Ray Crowe, Albert Maurice Hughes and Bascom M. Litton

the within named bargainor....., 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 $ 35,000.00

Subscribed and sworn to before me, this the 27th day of June, 19 74

My commission expires: 1-22-75
(Affix Seal)

Carl H. Oldham
Affiant

Paulette P. Oldham
Notary Public 1-22-75

WARRANTY DEED

FROM

HELEN LITTON HUGHES, ET AL

TO

CHARLES R. MC COY, ET UX

JUL-9 74 CONV 35,000.00
JUL-9 74 S'TAX A* 91.00
JUL-9 74 PR'FEE A* .50
JUL-9 74 W'DEED A* 4.00 * 95.50

C 6 2 1 6 4

IDENTIF. REFERENCE

JUL 9 9 05 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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