SEND TAX BILL TO:
First Federal S&L Ass'n.
214 N. Cumberland
Lebanon, Tn. 37087
Field Bk. No. 11D-61544
Map & Parcel No. 43-6-234
Buyer Phillip H. McCrea
339 May Dr.
Madison Tenn

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD, Attorney at Law
105 1/2 South Cumberland
Lebanon, Tennessee 37087

BOOK 4812 PAGE 670

43-6
234
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand and 00/100 Dollars ($26,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, BILLY DON HUGHEY and wife, PATRICIA EILEEN HUGHEY, have this day bargained and sold and do hereby transfer and convey unto PHILLIP H. MCCREA and wife, MAXINE MCCREA, as tenants by the entirety, their heirs and assigns, in fee simple, the hereinafter described property situated in Davidson County, Tennessee in the 11th Civil District and being more particularly described as follows; to-wit:

Being Lot No. 121, Madison Park, Section 5, as of record in Book 3842, Page 130, Register's Office for said County.

Said Lot No. 121 fronts 72 feet along the westerly side of May Drive and runs back between lines 191.5 feet on the northerly line and 175.3 feet on the southerly line to a line at the rear, which is a broken line, measuring 78.11 feet thereon.

DEED REFERENCE:
Being that property conveyed unto the Grantors herein by deed from Kenneth C. Barnes and wife, of record in Book 4455, Page 39, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with all the privileges and appurtenances thereunto belonging to the said PHILLIP H. MCCREA and wife, MAXINE MCCREA, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey the same; that same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons, whomsoever; EXCEPTING, HOWEVER, taxes due and payable

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $26,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phillip H. McCrea
Affiant

Subscribed and sworn to before me this the 9 day of May, 1977

Notary Public

My Commission Expires 10-22-77

BOOK 4842 PAGE 671

for the year 1975 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1974 shall be prorated as of the date of this deed and settled in cash between the parties with the Grantees assuming payment thereof.

This conveyance is made subject to the RESTRICTIONS of record in Book 4224, Page 658, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with delivery of this deed.

IN WITNESS WHEREOF, we have hereunto set our hand this the 9 day of August, 1974.

C66839

IDENTIF. REFERENCE

AUG 12 1 42 PM '74
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Billy Don Hughey
BILLY DON HUGHEY

Patricia Eileen Hughey
PATRICIA EILEEN HUGHEY

STATE OF TENNESSEE

COUNTY OF WILSON, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within-named bargainors, BILLY DON HUGHEY and wife, PATRICIA EILEEN HUGHEY, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, on this the 9 day of August, 1974.

CHARLES E. HALL NOTARY PUBLIC WILSON COUNTY, TEN.

Charles E Hall
Notary Public

My Commission Expires: 10/2/77

AUG 12	CONV	26,000.00			
AUG 12	S'TAX		A*	67.60	
AUG 12	PR'FEE		A*	.50	
AUG 12	W'DEED		A*	4.00	* 72.10