Harlan Martin

This instrument was prepared by: BOOK 4931 PAGE 529

HARLAN MARTIN -ATTORNEY AT LAW 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MR. & MRS. GERALD D. WILLIAMS	SAME	MAP 63
(NAME)	(NAME)	
120 PINEY WOODS ACRES		PAR 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENNESSEE		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- ----------TEN AND NO/100---------- DOLLARS

cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES E. BURNES and wife, QUENELLE D. BURNES,

have bargained and sold, and by these presents do transfer and convey unto the said GERALD D. WILLIAMS and wife, LINDA SUE WILLIAMS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 of Cumberland River Estates, a plat of which subdivision is of record in Book 4175, Page 106, Register's Office for Davidson County, more particularly described as follows:

BEGINNING at a stake in the Northwest corner of the herein conveyed lot, said beginning point being on the Northeast margin of Hudson Road and from the point of beginning runs thence South 85 deg. 36' East 639.79 feet to a concrete monument in the Northwest corner of Lot No. 2 of said subdivision; runs thence with the West line of Lot No. 2 South 291.90 feet to a stake in the North margin of Pinewood Acres Drive; runs thence North 85 deg. 10 minutes West approximately 133 feet to a concrete monument; runs thence West with the North margin of Pinewood Acres Drive on a radius curve 257.29 feet to a concrete monument; runs thence with the North margin of Pinewood Acres Drive around the curve to a concrete monument in the East margin of Hudson Road; runs thence with the East margin of Hudson Road North 25 degrees 51 minutes West with the east margin of Hudson Road 412.76 feet to a stake and the point of beginning.

Being a portion of the property conveyed by deed dated Octover 23, 1968 from C. E. Corlew, Unmarried, to James E. Burnes and wife, Quenelle D. Burnes; said deed filed for record October 24, 1968 in Book 4281, Page 430, Register's Office for Davidson C ounty, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4646, Page 385, Register's Office for Davidson County, Tennessee.

1975 taxes prorated and assumed by Grantees.

unimproved ( )
This is improved ( ) property, known as ____ Hudson Road
(House Number) (Street)

Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 3 day of July, 19 75.

James E. Burnes

Quenelle D. Burnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mrs Jacqueline C. Hamlin, a Notary Public in and for said County and State, the within named JAMES E. BURNES and wife, QUENELLE D. BURNES

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 Madison, Tennessee, this 3rd day of July, 19 75

My commission expires January 29, 1979 Notary Public Mrs Jacqueline C. Hamlin

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FILED FOR RECORD JUL 14 1975 AT 10:45 A.M.
D0609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,219.40
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harlan Martin

Sworn to and subscribed before me this 3rd day of July, 19 75.

My commission expires September 5, 1976 Notary Public

JUL 14 75 CONV 13,219.40
JUL 14 75 S'TAX A* 34.32
JUL 14 75 PR'FEE A* .50
JUL 14 75 W'DEED A* 4.00 * 38.82

WARRANTY DEED

FROM

JAMES E. BURNES and wife,

QUENELLE D. BURNES,

TO

GERALD D. WILLIAMS and wife,

LINDA SUE WILLIAMS

RETURN TO: HARLAN MARTIN
ATTORNEY AT LAW
BOX 676 • HENDERSONVILLE, TENN.

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By

HARLAN MARTIN - ATTORNEY AT LAW
699 West Main, Hendersonville, Tennessee 37075