BOOK 4949 PAGE 223

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

TRUSTEES' DEED

Address New Owners As Follows:

HUBERT L. BAKER and HOMER E. CHANCE
223 Madison Street
Madison, Tennessee 37115

Send Tax Bills To:

SAME

Map-Parcel Numbers

Map 34-2
P/O Par. 32

mo

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common in Hubert L. Baker and Homer E. Chance to the herein described property We, HOMER E. CHANCE and HUBERT L. BAKER have bargained and sold, and by these presents do hereby transfer and convey unto JAMES R. McKINNEY, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: SEP-9[illegible] MISC A* 4.00 * 4.00

A tract of land in the 10th Civil District of Davidson County, Tennessee, being particularly described as follows:

Beginning at an iron pin on the southerly margin of Cude Lane, said pin being 200.00' from the intersection of the easterly margin of Gallatin Road and the southerly margin of Cude Lane, thence; with the margin of Cude Lane S 43° 20' E, a distance of 100.00' to an iron pin, thence; leaving said margin S 42° 00' W a distance of 175.00' to an iron pin, thence; N 43° 20' W a distance of 100.00' to an iron pin, thence; N 42° 00' E a distance of 175.00' to the point of beginning said tract containing 0.40 acres.

Being a part of the same property conveyed to Homer E. Chance and Hubert L. Baker, by warranty deed of record in Book 4307, page 232, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ none

Homer E. Chance
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1975.

My commission expires: February 11, 1976
(Affix Seal)

Cindy Lee Sloan
Notary Public

unimproved ( )
This is improved (xx) property, known as Cude Lane, Madison, Tennessee 37115

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said JAMES R. McKINNEY, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, HOMER E. CHANCE and HUBERT L. BAKER do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to the said land to the said JAMES R. McKINNEY, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said JAMES R. McKINNEY, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto HUBERT L. BAKER and HOMER E. CHANCE, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said HUBERT L. BAKER and HOMER E. CHANCE, their heirs and assigns, forever.

And I do covenant with the said HUBERT L. BAKER and HOMER E. CHANCE, that I JAMES R. McKINNEY, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, JAMES R. McKINNEY, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said HUBERT L. BAKER and HOMER E. CHANCE, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of June, 1975.

D 14774

T IDENTIF. REFERENCE

SEP 9 10 24 AM '75

FELIX Z. ALLOCCA REGISTER DAVIDSON COUNTY, TENN.

Homer E. Chance

Hubert L. Baker

James R. McKinney

Trustee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HOMER E. CHANCE and HUBERT L. BAKER, the Bargainors, and JAMES R. McKINNEY, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that they and that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 30th day of June, 1975.

CINDY LEE SLOAN NOTARY PUBLIC DAVIDSON COUNTY

Cindy Lee Sloan
Notary Public

My commission expires: February 11, 1976